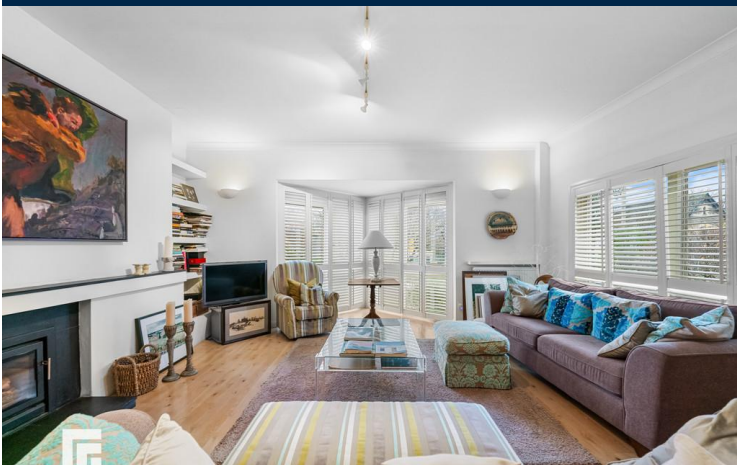




**MAIN ROAD**  
**GWAELOD-Y-GARTH**  
**CARDIFF CF15 9HH**

ASKING PRICE OF  
**£725,000**



**DETACHED PROPERTY**



**4**



**2**



**3**



**3**

**\*\* BEAUTIFULLY PRESENTED, BRIGHT AND SPACIOUS DETACHED FAMILY HOME \*\***  
**DRIVEWAY \*\* DOUBLE GARAGE TO THE REAR**  
**\*\* A beautifully presented, extended four bedroom detached family home in the sought after village of Gwaelod-Y-Garth. Located close to local amenities, transport links and well regarded local schools, with easy access to the A470 and M4 motorway. Entrance porch, entrance hallway, cloakroom, lounge, open plan kitchen/dining and sitting room, quality 'Leicht' fitted kitchen with granite worktops and integrated appliances, garden room and study/bedroom four. To the first floor are three bedrooms, modern ensuite shower room and large family bathroom. Landscaped rear and front gardens with block paved driveway to front providing off-road parking. Large garage to the rear. EPC Rating: C**

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: G**

**FLOOR AREA APPROX: 2,138 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Gwaelod y Garth is a very popular village set in semi-rural surroundings yet has easy access to the M4 motorway and A470. The village is served by excellent schools at all levels and is the catchment area for Ysgol Gwaelod-Y-garth and Radyr Comprehensive School. The village benefits from having the well regarded and award winning Gwaelod-y-Garth Inn. It is within 10 minutes of Radyr with its shopping centre and Radyr Golf Club.

#### ENTRANCE PORCH

Approached via a partially glazed composite entrance door. Tiled flooring.

#### ENTRANCE HALLWAY

Door from porch leading to the entrance hallway. Staircase to first floor. Opening to the dining and sitting room.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Window to front. Tiled flooring. Tiled splashback to basin.

#### STUDY/BEDROOM FOUR

11' 9" x 8' 0" (3.60m x 2.44m)  
A versatile ground floor room currently utilised as a study but ideal as a bedroom for dependant relative. Windows to front and side with fitted shutters. Engineered wood flooring. Radiator. Fitted wardrobe to one side.

#### LOUNGE

17' 1" x 16' 6" (5.23m x 5.04m)

An excellent sized primary reception with triangular bay to front. Patio door to side. Large built in fireplace. Engineered wood flooring. Two radiators. Fitted shutters to windows and patio doors.

#### DINING ROOM/SITTING ROOM

19' 3" x 18' 0" (5.87m x 5.51m)

Large open plan living leading to the kitchen and garden room. Ample space for family dining and seating area. Fitted unit to one side. Quality Travertine style flooring with underfloor heating. Sliding door to garden. Radiator.

#### GARDEN ROOM

11' 0" x 9' 6" (3.36m x 2.92m)

A delightful rear reception with central roof light lantern. Window to rear. Sliding door garden. Quality tiled flooring with under floor heating. Radiator.

#### KITCHEN/BREAKFAST ROOM

14' 7" x 9' 7" (4.47m x 2.93m)

Beautifully presented, modern fitted 'Leicht' kitchen well appointed along two sides in cream high gloss fronts with chrome bar handles beneath granite worktop surfaces. Inset sink with side drainer. Inset five ring 'Neff' induction hob with extractor hood above. Integrated 'Neff' oven and grill. Integrated full size fridge and freezer. Integrated 'Neff' dishwasher. Matching range of eye level wall cupboards. Quality tiled flooring with under floor heating. Window to rear. Recessed spotlights. Door to utility room.

#### UTILITY ROOM

8' 0" x 6' 6" (2.44m x 2.00m)

With units and worktops to one side. Inset sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Floor mounted boiler. Window to rear. Door to side. Quality tiled flooring. Opening sitting and dining room.



# MAIN ROAD, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9HH

## FIRST FLOOR

### LANDING

Approached via an open tread easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard housing the hot water cylinder.

### BEDROOM ONE

18' 2" x 10' 9" (max) (5.55m x 3.29m)  
With large window to front and window to side, an exceptionally spacious primary bedroom. Fitted wardrobes. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

7' 7" x 5' 11" (2.32m x 1.81m)  
Quality ensuite shower room with white suite comprising low level WC, bidet, vanity wash basin with storage below and marble worktops, large wet room style walk in shower with rain fall shower overhead and additional chrome shower head. Full wall tiling. Tiled flooring with underfloor heating. Obscured glass window to side with fitted shutter. Chrome heated towel rail.

### BEDROOM TWO

14' 3" x 8' 3" (4.35m x 2.54m)  
A spacious second double bedroom with french doors opening to the glass framed Juliette balcony overlooking the rear garden. Wardrobes to one side. Radiator.

### BEDROOM THREE

10' 6" x 9' 5" (3.21m x 2.89m)  
Aspect to rear, a good sized third bedroom. Built in storage cupboard. Mirror fronted wardrobe to one side. Engineered wood flooring. Radiator.

### FAMILY BATHROOM AND SHOWER ROOM

11' 9" x 5' 9" (3.60m x 1.77m)  
A large family bath and shower room with modern white suite comprising low level WC, wash hand basin, wood panelled front bath with side taps, large shower cubicle with chrome shower. Wood panelled walls to half height. Tiled flooring. Obscured glass window to side. Recessed spotlights. Radiator.

## OUTSIDE

### REAR GARDEN

Landscaped and enclosed rear garden with large paved patios laid with travertine tiles. With chippings and a variety of mature shrubs and trees. Access to double garage.

### FRONT GARDEN

Block paved driveway to front providing off-road parking. Beautifully landscaped front garden with chippings and well stocked with a variety of mature shrubs and trees.

### LARGE GARAGE

17' 1" x 15' 1" (5.23m x 4.61m)  
With up and over access door. Pedestrian door to rear garden.



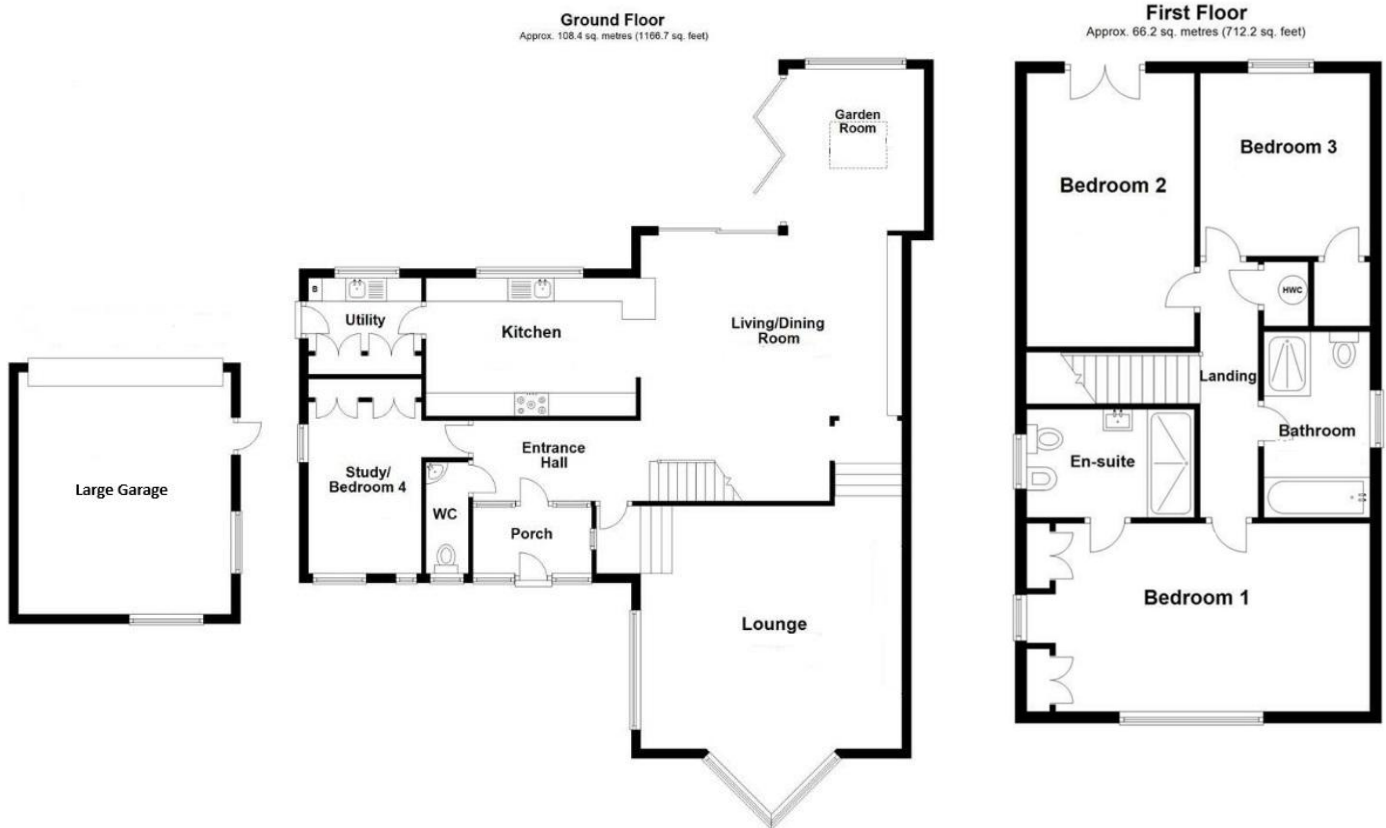
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# MAIN ROAD, MAIN ROAD, GWAELOD-Y-GARTH, CARDIFF, CF15 9HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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