



21 GARTH OLWG
GWAELOD-Y-GARTH
CARDIFF CF15 9HW

ASKING PRICE OF
£375,000



MID TERRACE PROPERTY



4



2



2



1

**** FOUR BEDROOM MID TERRACED FAMILY HOME ** BEAUTIFULLY PRESENTED THROUGHOUT **** A bright and beautifully presented four bedroom mid terrace family home in the popular village of Gwaelod Y Garth. Entrance hallway, spacious lounge, open plan kitchen and diner with french doors to the rear garden, utility room. To the first floor are three bedrooms and a modern family bathroom. To the second floor is a further primary double bedroom and a modern shower room. Gas central heating. Double glazing. West facing, tiered rear garden. EPC rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1478 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Gwaelod y Garth is a popular residential area on the outskirts of Cardiff set in semi-rural surroundings, yet has easy access to the M4 Motorway and A470. There are excellent schools at all levels in the area and Gwaelod y Garth is within the Radyr Comprehensive catchment area. There is a train station at nearby Taffs Well.

ENTRANCE HALLWAY

Approached via a composite entrance door with obscured glass windows to upper part and additional window to side of door. Staircase to first floor. Under stairs storage cupboard. Engineered wood flooring. Radiator.

LOUNGE

12' 9" x 12' 2" (3.90m x 3.72m)
Large window to front, a good sized primary reception. Feature cast iron fireplace. Radiator.

KITCHEN AND DINER

19' 1" x 14' 10" (5.82m x 4.53m)
Well appointed along two sides in woodgrain finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated slimline dishwasher. Matching range of eye level wall cupboards. Worktop breakfast bar with storage below. Door to rear garden. French doors to rear garden. Range of full height storage cupboards. Engineered wood flooring. Door to utility room. Vertical radiator.

UTILITY ROOM

5' 11" x 5' 1" (1.81m x 1.57m)
With worktop and shelving to one side. Plumbing for washing machine. Window to rear. Engineered wood flooring.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Additional staircase to second floor. Airing cupboard housing the combi gas central heating boiler.

BEDROOM TWO

13' 9" x 10' 8" (4.21m x 3.27m)
With two windows to front, an excellent sized double bedroom. Range of fitted wardrobes to one side. Radiator.

BEDROOM THREE

14' 3" x 13' 5" (4.36m x 2.22.94m)
Overlooking the delightful rear garden, a third double bedroom. Radiator.

BEDROOM FOUR

8' 11" x 5' 10" (2.72m x 1.80m)
Overlooking the entrance approach. Radiator.

FAMILY BATHROOM

7' 8" x 5' 5" (2.34m x 1.67m)
Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with twin head chrome shower above. Wall tiling to splash back areas. Tiled flooring. Two obscured glass windows to rear. Chrome heated towel rail.

SECOND FLOOR

LANDING

Approached via a full turning staircase leading to the second floor landing. Velux window to side pitch. Doors to shower room and bedroom one.



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BEDROOM ONE

18' 2" x 11' 8" (max)(5.55m x 3.57m)

A good sized primary bedroom with two velux windows to front and two velux windows to rear. Wood flooring.

Radiator.

SHOWER ROOM

8' 0" x 5' 4" (2.46m x 1.63m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large walk in shower with glass shower screen. Full wall tiling. Extractor fan. Velux window to rear pitch. Electric shaver point. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

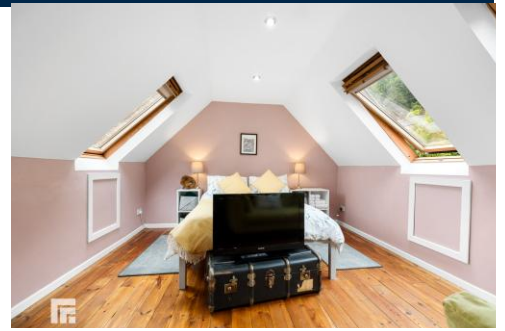
Enjoying a westerly aspect. With tiered levels of decked relaxation and artificial lawn. Enclosed by hedgerow and timber fencing. Timber gate to side giving side lane access to front.

FRONT GARDEN

Low maintenance front garden with paved patio and artificial lawn. Paved pathway to front door.



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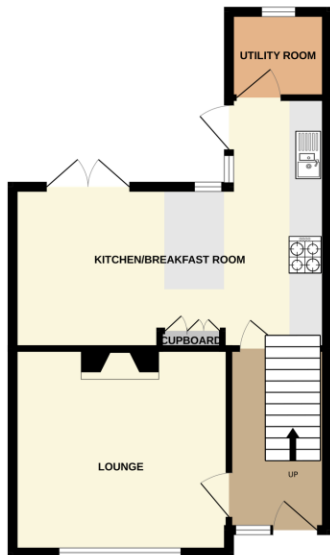


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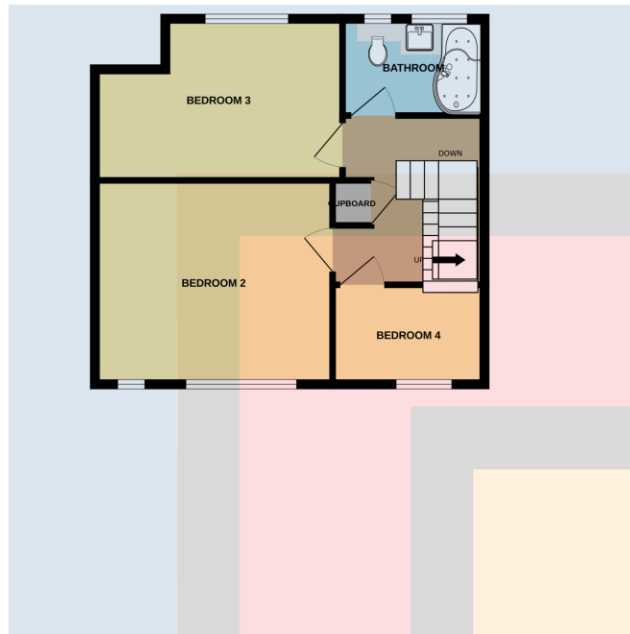


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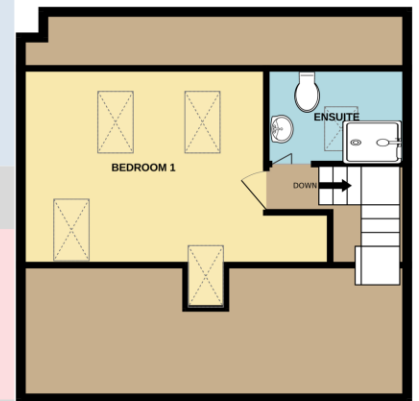
GROUND FLOOR



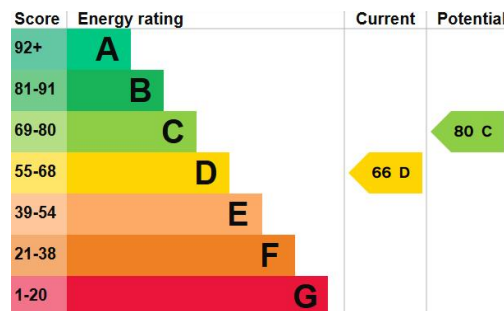
1ST FLOOR



2ND FLOOR



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