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Detached Executive Home, Riverglade, Gwaelod y Garth, Cardiff, CF15 9SP

Detached Executive Family Home | 4 Bedrooms | Spacious Throughout
Large Rear Garden | Great Location | Peaceful, Sought After Location | Off Road Parking
3 Reception Rooms | Downstairs W.C. | Great School Catchment | Great Transport Links
NO ONWARD CHAIN | Viewing Highly Recommended - IT'S A MUST SEE



Offers in region of £435,000

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A superb property with views towards the Garth Mountain from front rooms and it's large rear garden, this is a sizeable four bedroom detached home with potential for extension, is located in a sought after area and set on a generously sized plot. Internal viewing is highly recommended!

This is a delightful detached FOUR bedroom family home. A modern detached property finished & fitted to a high standard throughout, within catchment area of well-regarded local schools. The front and rear gardens are immaculate, just like the rest of the property, this spacious four bedroom detached home with garage is just perfect.



With picturesque views from the front bedrooms and lounge of the Garth mountain, the property is located in the semi rural village of Gwaelod y Garth. The accommodation comprises entrance porch to the Hallway through a Upvc glazed door into this light and bright hallway with laminate flooring. Panelled doors lead to the lounge, kitchen, playroom/study and cloakroom/WC. From the hallway the staircase leads you up to the landing, where you will find access to all four bedrooms and family bathroom.

There are two reception rooms, the front aspect Lounge has views over the front of the property and the dining room with its patio doors leading out onto a patio and the rear garden. The kitchen/breakfast room also has splendid views overlooking the rear garden and the manicured lawn. The Lounge has a feature fireplace with carpet flooring and the playroom (would have been the original a part of the garage) has a side window, provides the perfect spot for the children to play and keep their toys.



A door from the hallway leads to a comprehensively fitted kitchen, This charming open-plan living area creates a comfortable family environment in which to sit, dine and discuss the events of the day together as a family. With space for all your appliances, plus plenty of storage. This spacious kitchen diner is a great space.

The property sits within a large plot entered via a driveway leading to an integrated garage. To the rear the garden predominately laid with a manicured lawn has a patio, enclosed by a wooden feather edged boundary fence.



Location. The property is located in the semi rural village of Gwaelod y Garth. Gwaelod-y-Garth is a popular residential area on the outskirts of Cardiff set in semi-rural surroundings. The village is located at the base of the Garth mountain just to the north of Cardiff, yet has easy access to the M4 Motorway, A470 and Cardiff City centre, so a great location for commuters. There are excellent schools at all levels in the area. There is a regular bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

VIEWING IS HIGHLY RECOMMENDED.

The Accommodation comprises

ENTRANCE HALL. Entered via half glazed uPVC door with stained glass and leaded window; coved ceiling; wall mounted fuse box and central heating thermostat; large cupboard for coats etc, radiator, door to Study.

WC: 2'6" x 6'0" (0.76m x 1.82m). With suite comprising: wash hand basin and low level wc. With Laminate flooring and radiator.

LIVING ROOM: 18'3" x 12'3" (3.80m x 5.65m) into bay. A large spacious carpeted room with Feature mahogany fireplace, marble inset and hearth fitted



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gas fire. It offers the ideal environment to relax in the evening. uPVC double glazed Leaded box bay window to the front, providing superb views of the Garth mountain. Coved ceiling, tv point, phone point, radiator, uPVC glazed mahogany french doors to:

DINING ROOM: 12'5" x 8'0" (3.80m x 2.45m). With rear aspect this room is ideal for those special family occasions. With carpet flooring and large double glazed patio doors allow access to the rear patio, bringing the outside in during those warm summer evenings.

KITCHEN/BREAKFAST ROOM: 15'3" x 11'4" (4.60m x 3.46m). A well fitted country style Kitchen in medium oak, with ample base, wall units and drawers with roll top work surfaces, Stainless Steel sink with mixer tap, Four ring gas hob with extractor hood over, fitted electric double oven, large under stairs store cupboard, plumbing for washing machine and dishwasher, half tiled feature walls, plastered ceiling with spot lights, radiator, laminate flooring, with room for a breakfast bar too. A uPVC double glazed window and half glazed door to the rear garden. This is the perfect spot to grab a bite to eat on those busy family mornings.



STUDY: 7'10" x 12'7" (2.39m x 3.83m). Formerly part of the garage with window to the side, this room has plenty of potential to convert to the ideal family room, or provide you with a perfect office space.

FIRST FLOOR.

LANDING. With fitted carpet and access hatchway to the loft. Doors to:

BEDROOM ONE: 12'1" x 12'0" (3.68m x 3.65m) [max into wardrobes]. uPVC double glazed window to the front encapsulating the views of the Garth mountain. Panelled radiator. Plastered ceiling. Luxury quality carpet flooring. Ample space for all your storage needs. This peaceful room provides the ideal place to relax and recharge your batteries. This large bedroom offers the new owners plenty of space for all their storage needs with BUILT-IN WARDROBE. A doorway into the...



EN SUITE 3'9" x 6'5" (1.13m x 1.96m). A two-piece suite in white comprising: fitted enclosure with a new thermostatic shower in a double walk-in shower cubicle and pedestal wash hand basin with mixer taps. Extractor fan. Plastered ceiling. Tiled flooring. Stainless steel heated towel rail. uPVC double glazed obscure window to the side aspect.

BEDROOM TWO: 9'4" x 9'3" (2.86m x 2.81m) [max]. With a front aspect through uPVC double glazed window, this good size bedroom, currently being used as a teenage bedroom offers space for all your storage needs. With fitted carpet and Radiator, with a pleasant outlook to the front as the master.



BEDROOM THREE: 10'2" x 8'2" (3.10m x 2.50m). With a rear aspect through uPVC double glazed window, this good size bedroom, offering space for all your storage needs. With fitted carpet and Radiator.

BEDROOM FOUR: 7'8" x 9'2" (2.79m x 2.33m) [max]. This rear aspect fourth bedroom is ideal as a child's or guest bedroom or, as it is currently used, a home office/study. With carpet flooring and radiator.



BATHROOM: 6'3" x 7'1" (1.91m x 2.16m). White panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, tiled around bath and fittings, obscured uPVC double glazed window to the side, carpet flooring; radiator.

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OUTSIDE:

Well established wrap around front and rear garden. To the rear there is a full width paved patio area accessed directly from the kitchen and dining room patio doors. This provides the ideal area for summer barbecues, and a spot of Al Fresco dining.

The rear of the garden is mainly laid to lawn, enclosed by a wooden feather edged boundary fence. An established enclosed Northernly facing rear garden that has been lovingly created by the present owners.

FRONT GARDEN. Lawned area and hard standing for 2 vehicles. Leading to front door and Garage.

GARAGE. Integrated single garage part converted with up & over door to the front, light & power. Not suitable for a car, but ideal storage location.

Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band D

Energy Performance Certificate: Awaiting new certification.

VIEWING - Strictly by appointment with the agents.

Floor plan



Room Dimensions

Hall	19'7" x 6'10" (5.97m x 2.06m)[max]
Living room	18'3" x 12'3" (3.80m x 5.65m) into bay.
Study	7'10" x 12'7" (2.39m x 3.83m).
Kitchen/Breakfast room	15'3" x 11'4" (4.60m x 3.46m).
Dining room	12'5" x 8'0" (3.80m x 2.45m).
WC	2'6" x 6'0" (0.76m x 1.82m).

Bedroom 1	12'1" x 12'0" (3.68m x 3.65m)[max into wardrobes].
En Suite	3'9" x 6'5" (1.13m x 1.96m).
Bedroom 2	9'4" x 9'3" (2.86m x 2.81m) [max].
Bedroom 3	10'2" x 8'2" (3.10m x 2.50m).
Bedroom 4	7'8" x 9'2" (2.79m x 2.33m) [max].
Bathroom	6'3" x 7'1" (1.91m x 2.16m).

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