

Call us on 02920 026213 or email us on [viewings@move2here.co.uk](mailto:viewings@move2here.co.uk) to arrange a viewing of your next home



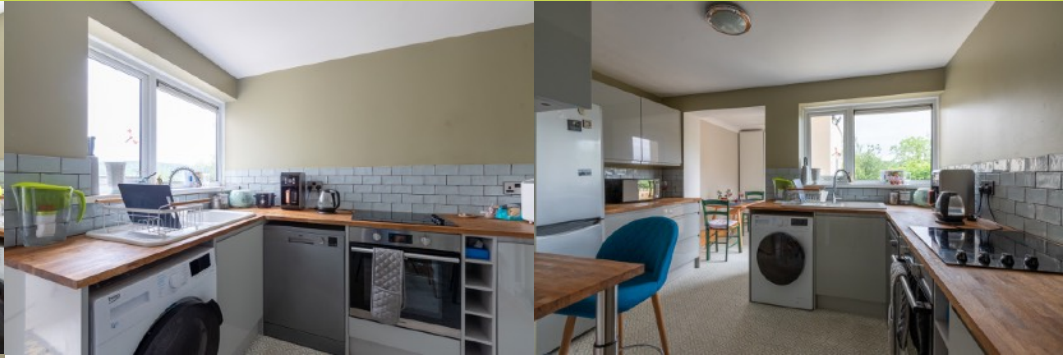
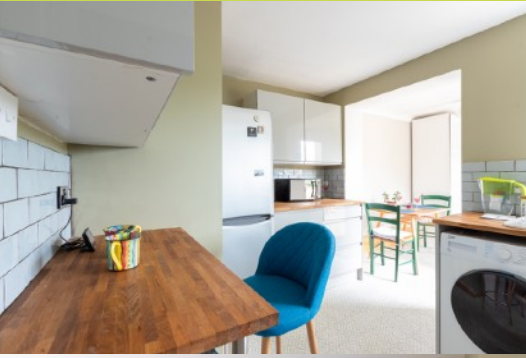
## Ground Floor Maisonette Garth Olwg, Gwaelod-y-garth, CF15 9HW

Refurbished throughout | 2 Double Bedrooms | Spacious Throughout | NEW Bathroom  
New Gas Central Heating | New Boiler | Front and Rear Gardens | Village Location  
EPC D | MUST BE VIEWED | LEASE WILL BE EXTENDED BEFORE COMPLETION



Guide Price £200,000

# Garth Olwg, Gwaelod-y-garth, Cardiff, CF15 9HW



The property has been completely refurbished from new floors, plastered walls and ceilings, to a new kitchen, new dining area and new bathroom. The property comprises TWO double bedrooms, a fitted kitchen with dining room off it, spacious lounge, bathroom with walk in shower, double glazing, central heating with a new combination boiler fitted. Front and rear gardens. Viewing recommended.



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.

**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.



**The Accommodation comprises**

**Entrance.** 1.71m x 3.25m (5'7" x 10'8") [max] - Set back from the road via a wrought iron gate leads you to a path directly to the New solid oak entrance door, leading to the Bright and welcoming hallway, with carpet flooring, providing access to the living room, both bedrooms and the bathroom, plus Airing and storage cupboards.



**Living Room.** (14'7" x 13'1") 4.45m x 3.99m [max] - Double glazed window to front with views over the front garden streaming light into this large and modern space. A feature fireplace houses an electric fire providing the ideal room to relax in the evening in front of the TV. The room has a central heating radiator, two alcoves, Newly Plastered walls and ceilings, storage cupboard and new carpet flooring.



**Kitchen.** 14'7" x 8'3" 4.45m x 2.51m ([max] - Double glazed window and doorway to dining area. Fitted with a range of base units with complementary work surface over with splash back, ceramic sink and drainer, space for fridge/freezer. With more base and wall units providing lots more storage. The breakfast bar also provides the perfect spot to grab a quick bite to eat or even, just somewhere to have a drink while the chef of the house prepares the family meals. Access to rear garden through the dining area. Luxury Vinyl flooring.

**Dining Room.** (9'6" x 5'8") 2.90m x 1.73m - With rear aspect this room is ideal for those special family occasions. With Luxury Vinyl

# Garth Olwg, Gwaelod-y-garth, Cardiff, CF15 9HW



flooring and double glazed patio door allow access to the rear deck, bringing the outside in during those warm summer evenings.

**Bedroom One. (12'0" x 12'2") 3.66m x 3.71m [max]** - A good size master bedroom with space for a king size bed, provides the perfect environment for a relaxed nights sleep, with built in storage space. A central heating radiator, uPVC double glazed window to rear, ample space for a double wardrobe with a chest of drawers and bedside table, power points and radiator. New Carpet flooring.

**Bedroom Two. (12'2" x 8'5") 3.71m x 2.57m** - Double glazed window to front. An ideal child's or guest bedroom, again fits a double bed with built in storage space, plus additional room for more storage if required. Central heating radiator, uPVC double glazed window to front. Power points, radiator and new carpet flooring.



**Bathroom. (6'2" x 8'4") 1.88m x 2.53m[max]** - Obscure double glazed window to rear, This lovely NEW bathroom suite comprises a modern walk in shower, low level W.C, wash hand basin, partly tiled walls and tiled flooring.



## Outside

**Front** - Access via wrought iron gate, a front garden awaits, predominantly laid with lawn and shrubbery with a path leading to the front door.

**Rear Garden** - To the rear there is a good size private garden, with storage shed. Directly outside the rear door is a decked area ideal for some al fresco dining and summer bbq parties with an additional paved patio at the rear of the property. plus storage and side gate leading to the front.



**LEASE DETAILS** - We have been advised by the vendor that Cardiff County Council are the freeholders.

Ground rent is £10 per annum.

SERVICE/MAINTENANCE IS £275 PER ANNUM.

Tenure: Leasehold, 81 years remaining

The owner is prepare to EXTENDED the lease BEFORE COMPLETION, if so required.

(These details will need to be checked through the conveyancing process).

Energy performance Certificate: D

Council tax band: C

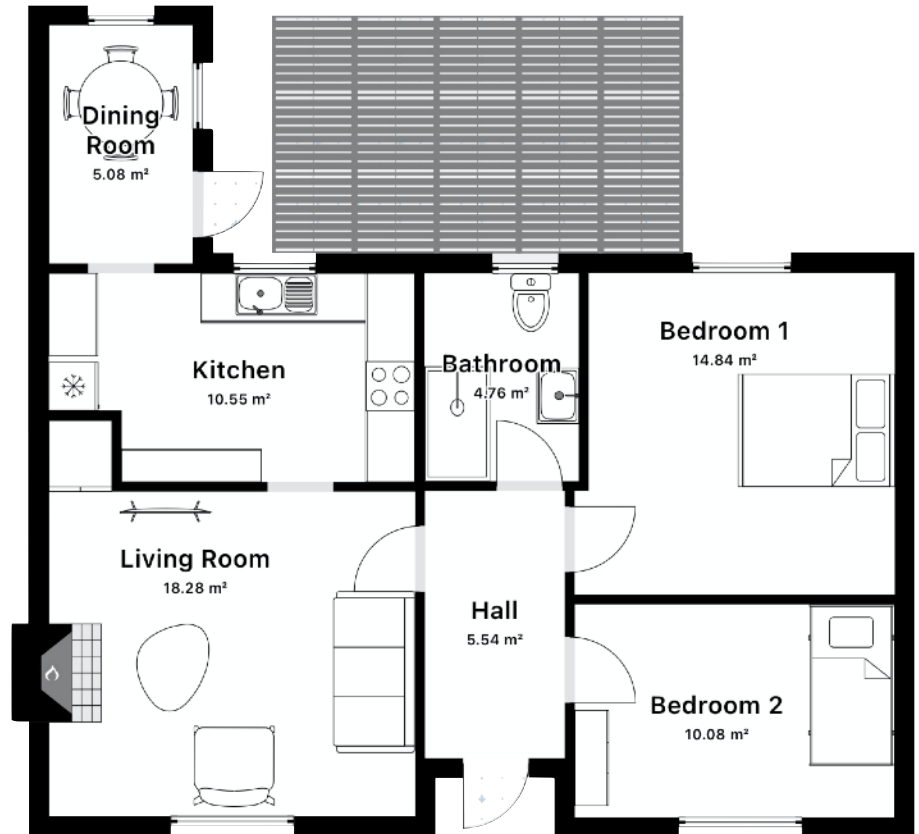


**Viewing Strictly by appointment only**

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## Floorplan



Hall 1.71m x 3.25m (5'7" x 10'8") [max]

Kitchen 4.45m x 2.51m (14'7" x 8'3") [max]

Living Room 4.45m x 3.99m (14'7" x 13'1") [max]

Dining Room 2.90m x 1.73m (9'6" x 5'8")

Bedroom One 3.66m x 3.71m (12'0" x 12'2") [max] g.

Bedroom Two 3.71m x 2.57m (12'2" x 8'5") -

Bathroom 1.88m x 2.53m (6'2" x 8'4") [max]

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