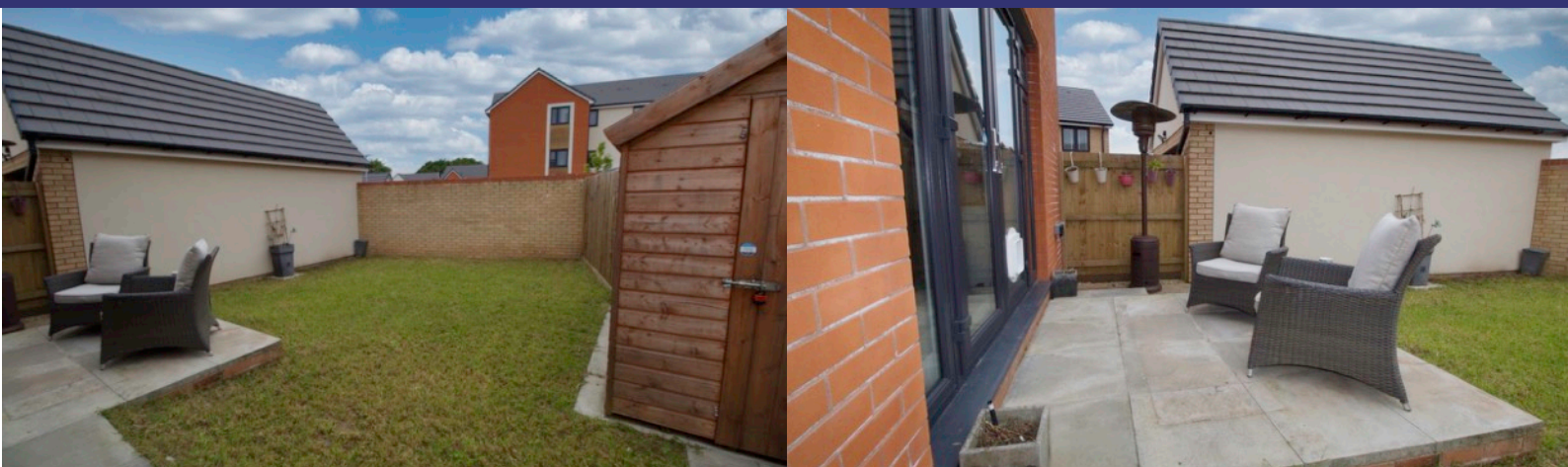


Call us on 02920 026213 or email us on viewings@move2here.co.uk to arrange a viewing of your next home



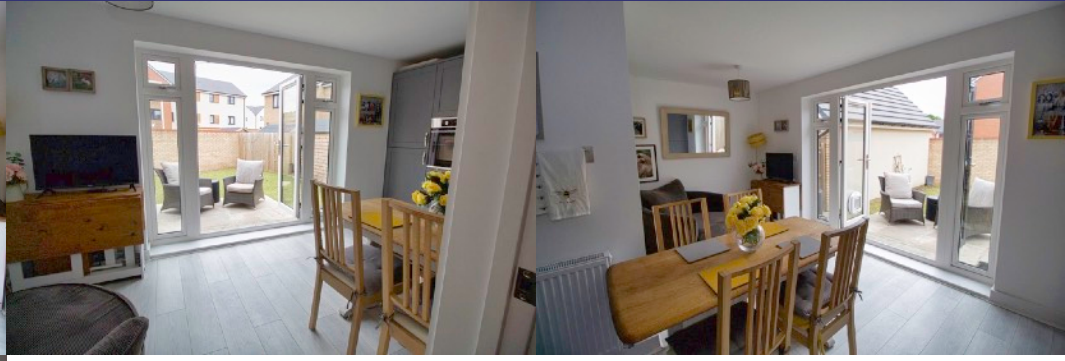
Clos Y Gadwyn, Fairwater, CF5 2FB TO LET

First time rental , AVAILABLE 15th July | Unfurnished NEW Home with 3 Bedrooms
Front and Rear Gardens | Popular, Quiet Cul de Sac location | Good school Catchment
Kitchen/Diner | Gas Central Heating | EPC Rating: B | Off Road Parking
BEAUTIFULLY PRESENTED | Rare opportunity | Viewing Highly Recommended



£1600 pcm - Unfurnished

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AVAILABLE 15th July - This detached home is UNFURNISHED and comprises, a hall, lounge, Large "L - shaped" kitchen/diner, downstairs w.c., three bedrooms and Modern bathroom. The property benefits from a private rear garden with side access, with off road parking in a great location! This house MUST BE VIEWED and is ready for its first tenants. Spacious throughout, it benefits from uPVC double glazed windows & gas central heating. This is a great opportunity for a new family to move in.

This is a well presented three bedroom detached property situated in the sought after location of the newly built estate of Dol Werdd, which is apart of the exciting new Plas dwr development, Cardiff's Garden City. Situated on Llantrisant Road, between Cardiff City Centre and the village of Radyr, Dol Werdd is the closest Plas dwr development to Cardiff city centre, making it an ideal location for commuters into the city or northwards towards the South Wales Valleys.

The properties location benefits from direct bus links and cycle routes to the city centre and is within easy reach of Radyr and Danescourt railway stations. Families will appreciate the range of excellent schools in the area, highly sought after for growing families.

This stylish spacious new home creates a contemporary home for all ages in a highly desirable area. The property has been built with an individual care and attention to detail, ensuring exceptional standards of design and quality with no compromise.

This house MUST BE VIEWED and is ready for a new tenants.

Location.

Dol Werdd is conveniently located adjacent to Llantrisant Road, less than a mile from the shops and cafes of Station Road, Radyr, and under four miles from Cardiff City Centre, accessible via the quaint village of Llandaff. The development offers excellent access for commuters, being under four miles from J32 of the M4 via Radyr and the A470, and six miles from J34 via Groesfaen on the A4119.

For those preferring public transport, a regular bus service linking Cardiff city centre and Llantrisant stops alongside Dol Werdd. Additionally, Danescourt railway station, on the Radyr to Cardiff Central line, is less than a mile away, providing further convenience for commuting or exploring the wider area for leisure.

The Accommodation comprises

Entrance Hall. 6'4" x 18'6" (1.94m x 5.65m). Via composite front door and uPVC double glazed window to front, radiator, plastered ceiling, quality grey wood flooring.

Kitchen/Diner. 16'5" X 13'1" (5.00m x 3.98m) [max]. Entered via wooden door from the hall, the kitchen/diner is fitted with quality wall and base units with ample storage, drawers and worktop over, double stainless steel sink, Integrated under fridge freezer, dishwasher and washer/dryer with quality

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wood flooring is continued from the hall. The kitchen provides the ideal environment for producing those perfect family meals. Five ring gas hob and electric oven, overhead extractor chimney.

The Dining Area. Is the perfect space for family meals with lovely views through the patio doors over the rear garden. The uPVC double glazed French doors leading to the rear garden, allow you to welcome the outdoors in, whilst enjoying your family meals on warm Summer evenings. The room has the same quality wood flooring as the rest of the ground floor, a wall mounted radiator and electrical sockets. Plastered ceiling throughout with two pendant light fittings. There is even enough room for a “snuggle” chair and tv.



Lounge. 9'1" x 15'7" (2.77m x 4.75m). Entered via a wooden door. The lounge is laid with the same quality grey wooden flooring, a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point and a uPVC double glazed window overlooking the front. This is an ideal space for the children and family to relax and enjoy quality family time together.

Cloakroom/WC. (0.80m x 1.50m). Modern white suite comprising low level W.C, wash hand basin, radiator and extractor fan.



First Floor Landing. Stairs rising from the entrance hallway, fitted grey carpets, doors to all first floor rooms and loft hatch.

Master Bedroom. 8'8" x 13'1" (2.62m x 4.00m). An extremely attractive Master double bedroom, to the rear, TV point and radiator under the front uPVC double glazed window. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With built in sliding double wardrobe and space for all your storage needs. Fitted Carpet, a great room for anyone to relax and recharge their batteries for the next day. Plastered ceiling with central pendant light fitting.

En-Suite. A Fitted modern bathroom comprising low level W.C, wash hand basin, with walk-in shower cubicle, obscure glass window to side, wall tiling to splash back areas, extractor fan and towel rail.



Bedroom 2. 12'8" x 9'0" (2.71m x 3.85m) [max]. This double bedroom, with window to front is an ample size for a guest bedroom or Childs room. With space for all your storage needs. Fitted Carpet, a great room for anyone to relax and recharge their batteries for the next day. Plastered ceiling with central pendant light fitting.

Bedroom 3. 7'7" x 9'8" (2.31m x 2.95m). Another bedroom, window to rear. Currently used as a Childs single bedroom, but could easily be a perfect home office. Plastered ceiling with central pendant light fitting.

Family Bathroom. 6'11" x 5'9" (2.11m x 1.75m). A well-proportioned stylish family bathroom with part tiled walls, vinyl water proof wood effect flooring, panelled bathtub and shower over. Built in vanity unit houses the wash hand basin with storage cupboards below and low level toilet. Obscured uPVC double glazed window to the front, Plastered ceiling with central light fitting and wall mounted radiator.



Viewing Strictly By Appointment ONLY

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Outside

Front Garden Driveway to side, off road parking, with shrub beds, side gate to rear.

Rear Garden Private rear garden predominantly laid with lawn, a patio area and a garden shed. The uPVC glazed patio doors from the kitchen/diner, lead directly to the rear garden, creating the ideal spot for some 'al fresco dining' and summer barbecues. With side access to the front, perfect for bringing the dog home after muddy walks and access to the front driveway. This low maintenance rear garden is waiting for its first tenants to enjoy it.

SCHOOL CATCHMENT

Primary Schools - Ysgol Gynradd Groes-wen Primary School (Welsh & English)

Secondary Schools - Radyr Comprehensive (English) Ysgol Plasmawr (Welsh)

Tenure: Freehold

Council Tax band:

E

Energy Performance certificate:

B

Membership Numbers

Rent Smart Wales Agency

#LR-75016-17052

Client Money Protection

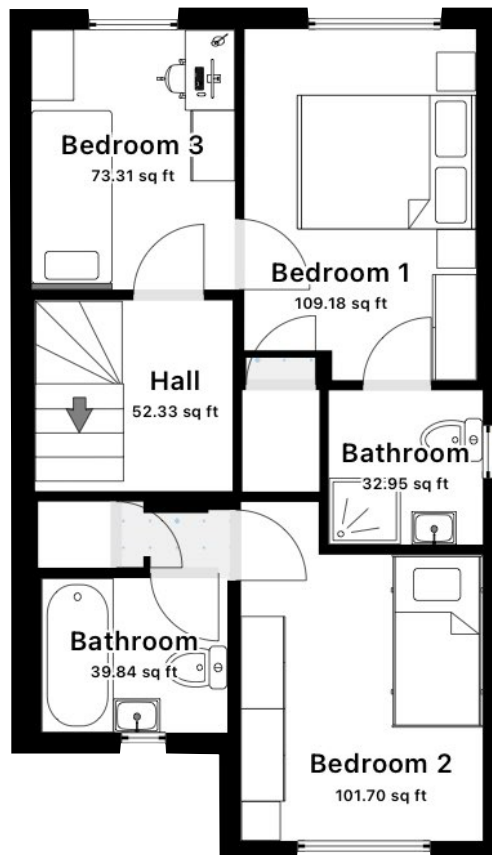
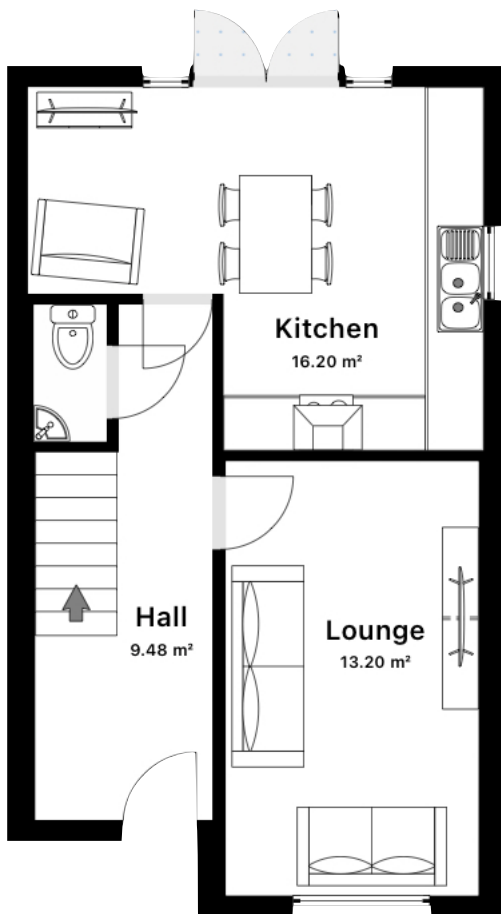
CMP008972

Property Ombudsman

T02263

Rent Smart Wales landlord registration: xxxxxxxxxxxxxxxx

Rent Smart Wales property registration: xxxxxxxxxxxxxxxx



Floorplan

Room Dimensions

Entrance hall.
6'4" x 18'6" (1.94m x 5.65m)

Lounge.
9'1" x 15'7" (2.77m x 4.75m)

Kitchen/Diner
16'5" X 13'1" (5.00m x 3.98m) [max]

Downstairs WC.
(0.80m x 1.50m)

Bedroom One.
8'8" x 13'1" (2.62m x 4.00m)

Bedroom Two.
12'8" x 9'0" (2.71m x 3.85m) [max]

Bedroom Three.
7'7" x 9'8" (2.31m x 2.95m)

Family Bathroom.
6'11" x 5'9" (2.11m x 1.75m)

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