

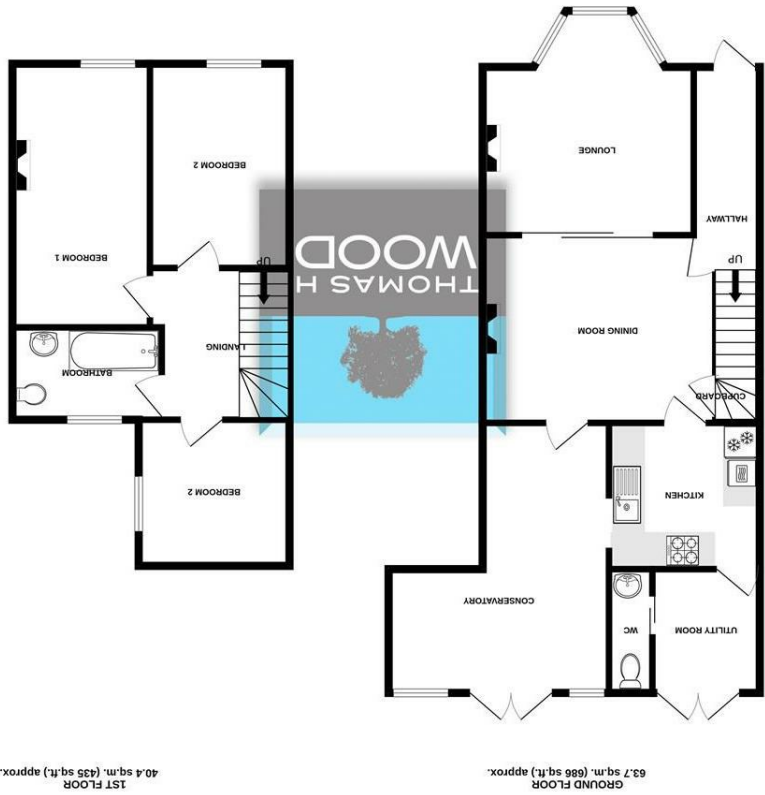
Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	41
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

3 BEDROOM DETACHED

TOTAL FLOOR AREA : 104.1 sq.m. (1120 sq.ft.) approx.

Measurements have been taken to ensure the accuracy of the figures contained here. Measurements of doors, windows, doors and other items are approximate and not responsible for them in any manner or otherwise. This plan is issued for use as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency. Call for views.

Plan with reference C2023



GROUND FLOOR  
63.7 sq.m. (686 sq.ft.) approx.

1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



CONTACT

EMAIL

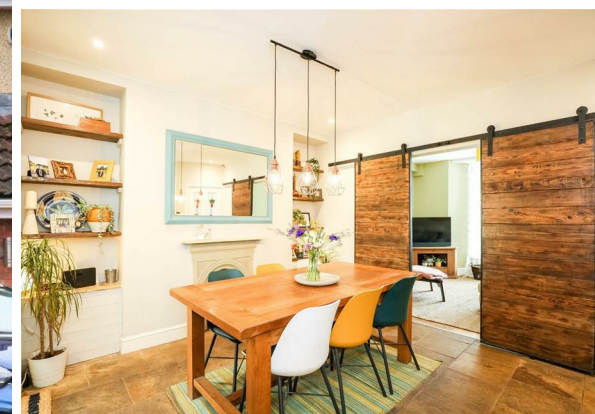
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Main Road,  
Gwaelod-Y-Garth, Cardiff  
CF15 9HF

£425,000  
House - Detached  
3 Bedrooms

Tenure - Freehold

Floor Area - 0.00 sq ft

Current EPC Rating - E41

Potential EPC Rating - C79

A rare opportunity to purchase this beautifully presented three double bedroom, detached cottage, located in the popular village of Gwaelod y Garth. Dating back to the late 1800's this delightful cottage has been maintained to a very high standard by the current owners and is offered for sale for the first time in over 20 years. The property has all the benefits of a modern home whilst ensuring the decoration and fixtures and fittings are in keeping with the era of construction. The property boasts a delightful rear garden with views of the Garth and dedicated off road parking to the rear. This exceptional home briefly comprises; entrance hallway, lounge, dining room, kitchen, utility room, WC and conservatory. To the first floor there are 3 excellent bedrooms and a stunning family bathroom. Within catchment of the highly regarded primary and secondary schools and a short walk to the Garth Inn, bus stop and nearby railway.

#### ENTRANCE

Via composite front door to hallway. Stairs to the first floor and door to the dining room.

#### LOUNGE

3.87 x 4.11 (12'8" x 13'6")

A beautifully decorated principal reception room with oak laminate flooring, painted walls, feature wood burning stove with tiled hearth and surround. Fitted alcove cupboards, deep UPVC bay window with fitted blinds, radiator with TRV and sliding wooden doors with cast iron railings to;

#### DINING ROOM

4.27 x 3.44 (14'0" x 11'3")

A good size dining room with traditional tiled floors, feature fireplace, alcove shelving, under stairs cupboard and radiator with TRV.

#### KITCHEN

2.77 x 2.68 (9'1" x 8'10")

A modern fitted kitchen with a range of base units and contrasting worksurfaces. Neff appliances include, induction hob, oven, oven and grill, integrated fridge/freezer and dishwasher. Pull-out pantry cupboard, traditional tiled floors, metro brick splashback's opening through to conservatory.

#### UTILITY ROOM

1.97 x 2.27 (6'6" x 7'5")

A flexible space that has been used as a 'working from space' over the years but currently operating as a utility room. With tiled floors, painted walls, smooth ceiling with spotlights, French door to garden and sliding door to;

#### WC

0.80 x 2.01 (2'7" x 6'7")

With low-level WC, wall mounted wash hand basin with decorative wood splashback. Wall mounted Baxi combination boiler. Decorative wood panelling, spotlights and extractor fan.

#### CONSERVATORY

4.05 x 4.92 (13'3" x 16'2")

A bright and spacious conservatory with laminate flooring, painted walls, UPVC windows and doors to garden and polycarbonate roof.

#### LANDING

Landing via carpeted staircase with painted walls, smooth ceiling with loft hatch and pull down ladder. Doors to all rooms.

#### BEDROOM ONE

2.78 x 4.73 (9'1" x 15'6")

A beautifully decorated master bedroom overlooking the front aspect of the property with carpeted floor, painted walls and smooth ceiling. UPVC window with fitted blind, radiator with TRV and original fireplace.

#### BEDROOM TWO

1.97 x 3.76 (6'6" x 12'4")

A further double bedroom overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, UPVC window with fitted blind and radiator with TRV.

#### BEDROOM THREE

2.74 x 2.71 (9'0" x 8'11")

Overlooking the side aspect of the property with oak laminate flooring, painted walls, smooth ceiling, UPVC window with fitted blind, radiator with TRV and built-in storage cupboard.

#### FAMILY BATHROOM

2.95 x 1.76 (9'8" x 5'9")

A modern and beautifully appointed family bathroom with low-level WC, pedestal wash hand basin with tiled splashback and bath with central taps, chrome mixer shower over and glazed shower screen. Porcelain tiled floors, towel radiator and obscure UPVC window with fitted blind and tiled sill.

#### OUTSIDE FRONT

Approached via low maintenance front garden with decorative gravel, 'sleeper path' and side access to rear.

#### OUTSIDE REAR

A tremendous rear garden with beautiful views of the Garth. Patio via conservatory and utility room, leading to large laid lawn with mature plants, trees and shrubs. Stone and timber perimeters, gate to hardstand with dedicated parking for three vehicles. Brick built shed to rear.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band F

#### EPC

E Rating



