



38 River Glade,
Gwaelod-Y-Garth, Cardiff
CF15 9SP

£250,000
Bungalow - Semi Detached
2 Bedrooms

Tenure - Freehold

Floor Area - 775.00 sq ft

Current EPC Rating - D59

Potential EPC Rating - B88

A wonderful opportunity to purchase this two double bedroom, semi-detached bungalow ideally located on River Glade in Gwaelod y Garth. The property is set in a quiet position within this popular cul de sac and benefits from a flat plot. The property briefly comprises; entrance hallway, WC, lounge, internal hallway, shower room and two double bedrooms. To the rear there is a low maintenance rear garden and a detached garage with attached sunroom. There are highly regarded English and Welsh schools close by along with excellent public transport links and easy access to the M4 Motorway and A470. Viewings are highly recommended.

HALLWAY

Entered via uPVC double glazed front door with arched glass panel into the hallway. Useful double fitted cupboard for cloaks and shoes. Doors to lounge and WC, plus radiator panel.

W.C.

0.98m x 2.04m (3'2" x 6'8")
Low level WC. Wall mounted wash hand basin. uPVC double glazed window to front. Radiator panel.

LOUNGE

6.04m x 3.17 (19'9" x 10'4")
Overlooking the front aspect with carpeted floor, textured ceiling with coving, radiator panel and uPVC double glazed window. Feature marble fireplace with inset coal effect electric fire with marble hearth. Doors to kitchen and inner hallway.

KITCHEN

2.99m x 2.38 (9'9" x 7'9")
A fitted kitchen with a range of wall and base level units including one and a half bowl sink unit and complementary work surfaces and tiled splashbacks. Fitted electric oven and hob. Plumbed for a washing machine and space for a fridge. uPVC double glazed window and door to side. Ideal, wall mounted central heating boiler. Radiator. Tiled flooring.

INNER HALLWAY

Doors to the bedrooms plus a bathroom. Airing cupboard housing hot water tank and shelving. Loft access.

BEDROOM ONE

3.48m x 2.79m (11'5" x 9'1")
Overlooking the rear aspect with carpeted floor, textured ceiling with coving, radiator panel and uPVC double glazed window to rear. Fitted wardrobes, overhead cupboards and dressing table with drawers either side.

BEDROOM TWO

2.81m x 2.75m (9'2" x 9'0")
Overlooking the rear aspect with carpeted floor, textured ceiling with coving, radiator panel and uPVC double glazed window to rear.

SHOWER ROOM

2.16m x 1.832 (7'1" x 6'0")
Double shower enclosure with chrome shower attachment. Low level WC. Wash hand basin vanity unit. uPVC double glazed window to side. Radiator panel. Fully tiled walls and floor.

OUTSIDE

FRONT

Decorative stone front with steps to front door. Driveway for many cars with wrought iron gates halfway. Side access to rear garden.

REAR GARDEN

Mainly decorative stone area with a large patio. Two sheds. Access to the conservatory. Gated access to front.

DETACHED GARAGE

2.59m x 5.16m (8'5" x 16'11")
With UPVC door from driveway. Lighting and power. Door to;

CONSERVATORY

3.69m x 1.81 (12'1" x 5'11")
An addition to the side of the garage with full height windows to three sides. Sliding door leading to the garden and mountain views. Ceramic tiled flooring.

TENURE

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

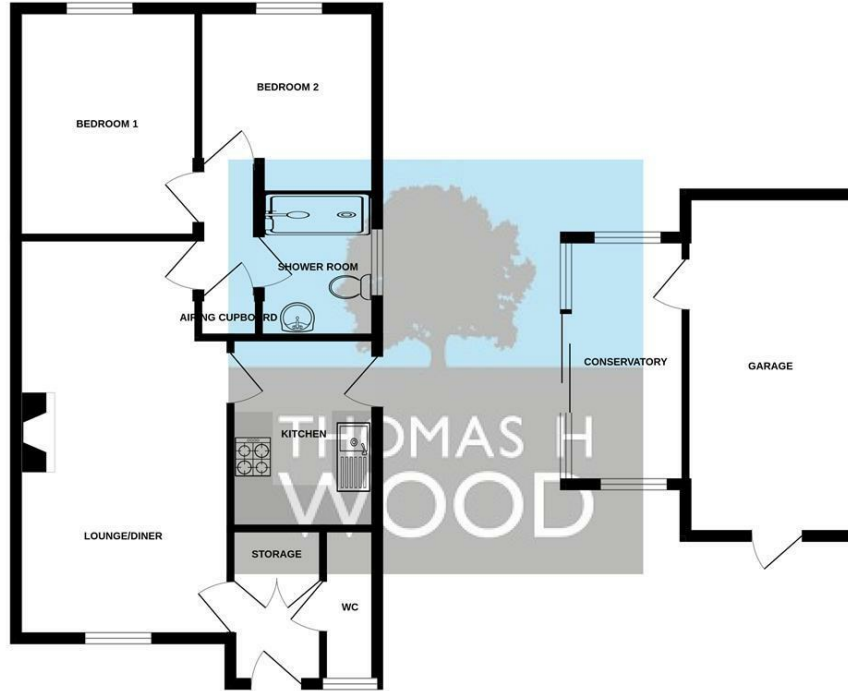
COUNCIL TAX

Band





GROUND FLOOR
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	