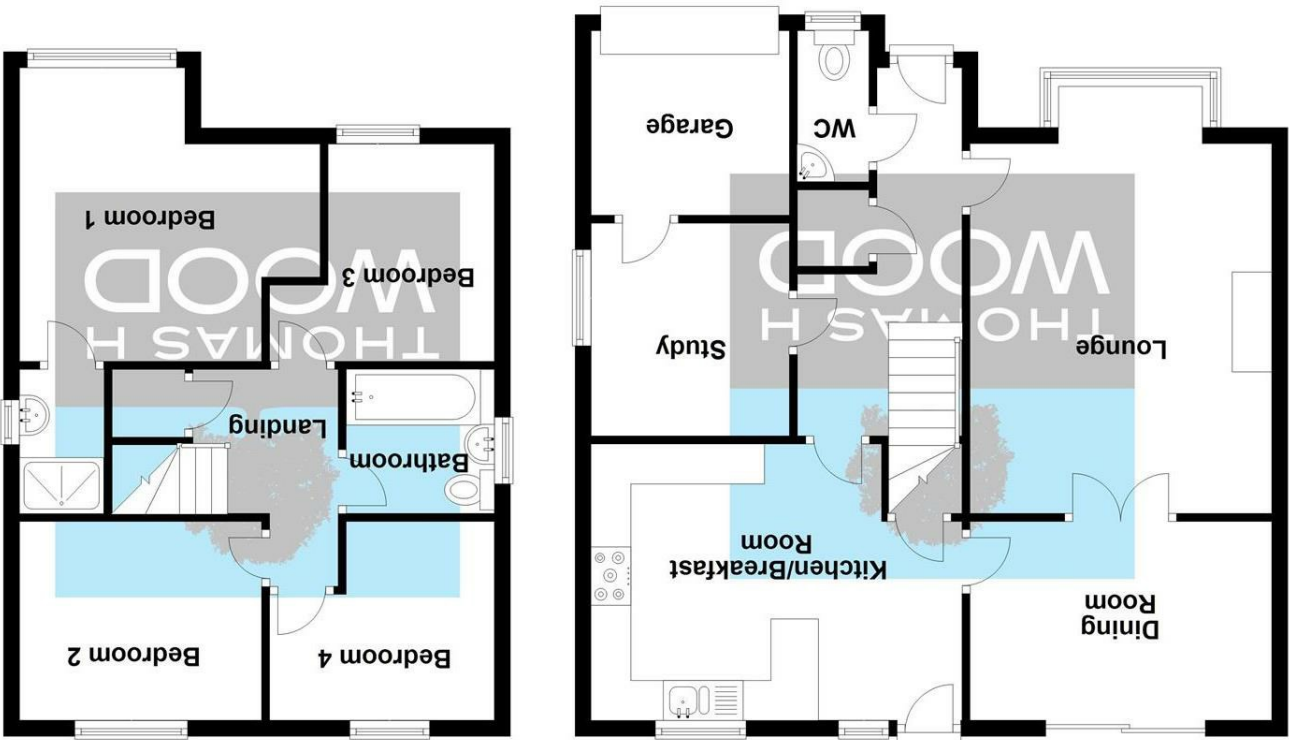




Total area: approx. 1220.0 sq. feet



Ground Floor
Approx. 732.4 sq. feet

First Floor
Approx. 487.6 sq. feet

Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
England & Wales		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
85		
73		

THOMAS H
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56 River Glade,
Gwaelod-Y-Garth, Cardiff
CF15 9SP

£438,000
House - Detached
4 Bedrooms

Tenure - Freehold

Floor Area - 1220.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - B85



4



3



2



C

A wonderful opportunity to purchase this superb four bedroom, detached family home 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 spacious accommodation throughout and delightful gardens. The property has been well maintained over the years and offers superb potential to create a modern home within this popular cul de sac. The property briefly comprises; entrance hallway, WC, office, lounge, dining room and kitchen. To the first floor, there are 4 bedrooms, ensuite and family bathroom. 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. NO ONWARD CHAIN

ENTRANCE HALLWAY

A welcoming entrance, with laminate flooring, papered walls and doors to all rooms. Stairs using to the first floor. Useful storage cupboard.

LOUNGE

3.79m x 5.56m (12'5" x 18'2")

A generous principal reception room overlooking the front aspect of the property. With carpeted floors, papered walls and textured ceiling with coving. UPVC bay window, radiator panel and feature electric fire with quartz surround. Glazed doors to;

DINING ROOM

2.47m x 3.79m (8'1" x 12'5")

Overlooking the rear aspect of the property with carpeted floors, papered walls and textured ceiling with coving. UPVC sliding doors. Door to;

KITCHEN

4.66m x 3.47m (15'3" x 11'4")

A good size kitchen with a range of wall and base units, breakfast bar and contrasting work surfaces over. Integrated dishwasher and fridge freezer. Five ring gas hob with extractor over and Neff double ovens. Breakfast bar with seating under. UPVC window and door to the rear garden. Tiled splash backs and linoleum flooring. Useful storage cupboard and radiator panel.

OFFICE

2.42m x 2.66m (7'11" x 8'8")

A versatile space that is currently being used as an office. Window to side aspect and door to the garage. Please note, the office forms part of the former garage.

W.C.

0.84m x 2.02m (2'9" x 6'7")

Low level WC and wash hand basin.

LANDING

Via carpeted staircase leading to landing. Doors to all rooms. Loft hatch access with pulldown loft ladder. Airing cupboard with hot water cylinder.

MASTER BEDROOM

3.15m x 3.68m (10'4" x 12'0")

Overlooking the front aspect to the property with carpeted floors, painted walls and textured ceiling. UPVC window with fitted blind radiator panel and fitted mirror wardrobes. Door to;

EN-SUITE

1.12m x 1.81m (3'8" x 5'11")

Wash hand basin, fully tiled walls and floor. Shower enclosure with electric shower. Radiator panel and UPVC window.

BEDROOM TWO

3.15m x 2.56m (10'4" x 8'4")

Overlooking the rear aspect of the property with carpeted floors, painted walls and textured ceiling. Radiator panel and UPVC window.

BEDROOM THREE

2.83m x 2.72m (9'3" x 8'11")

Overlooking the front aspect of the property with carpeted floors, painted walls and textured ceiling. Radiator panel and UPVC window.

BEDROOM FOUR

2.86m x 2.31m (9'4" x 7'6")

Overlooking the rear aspect of the property with carpeted floors, painted walls and textured ceiling. Radiator panel and UPVC window.

BATHROOM

2.34m x 2.18m (7'8" x 7'1")

A modern three piece with tiled and painted walls and lino floor. Panelled bath with mixer shower over. Low level W.C. Wash hand basin with a chrome tap. Obscure UPVC window to the side aspect.

OUTSIDE

FRONT

A welcoming frontage with block paved driveway and laid lawn. Mature plants and hedgerow. Up and over door to garage. *Please note, the garage has been partially converted and therefore, it will not fit a car.

REAR

A well manicured rear garden with laid lawn and an array mature plants and shrubs. Gate to the front.

TENURE

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

COUNCIL TAX

Band

