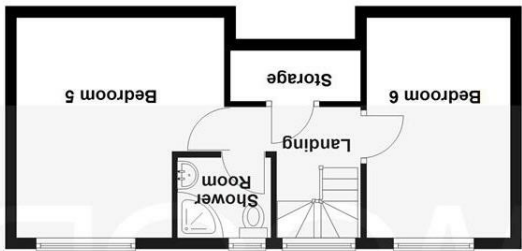


Total area: approx. 1821.4 sq. feet



Second Floor
Approx. 361.2 sq. feet



First Floor
Approx. 707.6 sq. feet

Ground Floor
Approx. 752.6 sq. feet

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
Current		Potential
79		83

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

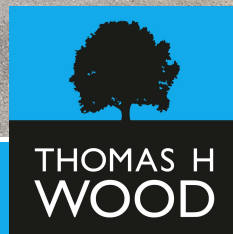
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WEBSITE

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THOMAS H
WOOD





11 Ffordd Yr Afon,
Gwaelod-Y-Garth, Cardiff
CF15 9TT



Asking Price £625,000
House - Detached
6 Bedrooms

Tenure - Freehold

Floor Area - 1821.40 sq ft

Current EPC Rating - C79

Potential EPC Rating - B83



An exciting opportunity to purchase this impressive six bedroom detached family home, situated in a quiet cul-de-sac in the desirable village of Gwaelod-y-Garth. Thoughtfully extended by the current owners, the property now offers a beautifully presented loft conversion with two double bedrooms and a family shower room, a striking open plan kitchen/diner, and a converted garage creating an additional family room. The accommodation is spacious and versatile, spread across three floors and finished to a high standard throughout. Outside, the property benefits from landscaped front and rear gardens and driveway parking. Ideally located within the catchment of highly regarded primary and secondary schools and just a short walk from Taffs Well Metro station.

ACCOMMODATION

ENTRANCE HALLWAY

entered via a composite front door with stained glass inserts, featuring laminate flooring, under stair storage area, radiator and power points.

LOUNGE

3.78m x 5.31m (12'4" x 17'5")

spacious front aspect reception room with uPVC bay window, feature fireplace, carpeted flooring, radiator, TV point, telephone point and wooden French doors leading to the kitchen/diner.

KITCHEN/ DINER

6.98m x 3.48m (22'10" x 11'5")

rear aspect with uPVC double glazed window with French doors leading onto rear garden. Fitted with a range of wall and base units, contrasting work surfaces, composite sink unit with mixer tap and drainer, central island with electric induction hob, laminate flooring, halogen downlighters and telephone point.

FAMILY ROOM

2.57m x 5.23m (8'5" x 17'2")

converted garage space with front aspect uPVC double glazed window, radiator, and power points. Storage cupboards with door that links to utility room.

UTILITY ROOM

1.59m x 1.94m (5'2" x 6'4")

fitted with base units, wooden work surfaces, stainless steel sink, plumbing for washing machine, wall-mounted gas central heating boiler and half-glazed door to rear garden.

CLOAKROOM

1.02m x 1.55m (3'4" x 5'1")

fitted with a low-level WC and pedestal wash hand basin, uPVC obscure glazed window to front aspect and radiator.

FIRST FLOOR LANDING

via carpeted staircase to a galleried landing with radiator, power point, and stairs to second floor.

MASTER BEDROOM

4.57m max x 3.73m (14'11" max x 12'2")

a spacious front aspect room with vaulted ceiling, uPVC double glazed window, dressing area with fitted wardrobes, carpeted flooring, telephone point and radiator.

EN-SUITE

3.01m x 1.37m (9'10" x 4'5")

side aspect obscure glazed window, fitted with low-level WC, vanity wash hand basin and enclosed shower cubicle.

BEDROOM TWO

3.76m x 2.54m (12'4" x 8'3")

front aspect with uPVC double glazed window, carpeted flooring, radiator and power points.

BEDROOM THREE

3.91m x 2.69m (12'9" x 8'9")

rear aspect with uPVC double glazed window, carpeted flooring, under stair storage cupboard, radiator and power points.

BEDROOM FOUR

2.69m x 2.51m (8'9" x 8'2")

rear aspect with uPVC double glazed window, carpeted flooring, radiator and power points.

FAMILY BATHROOM

2.55m x 2.23m (8'4" x 7'3")

rear aspect obscure glazed window, three-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath with shower over, vinyl flooring and halogen spotlights. Airing cupboard, hot water tank and controls for central heating and hot water.

SECOND FLOOR (LOFT CONVERSION)

LANDING

accessed via staircase, with useful storage cupboard.

SHOWER ROOM

1.69m x 1.65m (5'6" x 5'4")

fitted with a contemporary suite including shower enclosure, low-level WC, wash hand basin, window and extractor fan.

BEDROOM FIVE

3.69m x 4.02m (12'1" x 13'2")

painted walls, spotlights, carpeted flooring, uPVC double glazed window.

BEDROOM SIX

2.61m x 3.85m (8'6" x 12'7")

painted walls, spotlights, carpeted flooring, uPVC double glazed window.

OUTSIDE

FRONT

mainly laid to lawn, tarmac driveway and gated side access to rear garden.

REAR GARDEN

private and enclosed, mainly laid to lawn with paved patio area and gated side access to the front.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band G

