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herbert r thomas

51 Gelligaer Street
Cardiff, CF24 4LD

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51 Gelligaer Street

Asking price **Guide Price**

£365,000

This well presented, traditional bayfront mid terraced family home is situated in the highly sought-after location enjoying views to front over the iconic Maindy Velodrome.

Traditional three-bedroom, Bayfront mid terrace house.

Well presented accommodation throughout.

Many original period features.

Highly sought-after and convenient location.

Easy access to city centre and the M4.

Enclosed garden with garage/workshop.

Open plan lounge/dining room.

Galley kitchen with rear hall/utility room and ground floor cloakroom.

Two double and one single bedrooms plus 1st floor bathroom.

Views to front over Maindy velodrome.





This well presented three-bedroom, bay fronted, mid terraced property retains many original character features. It is situated in the sought-after and highly convenient location of Maindy, within proximity to the City Centre, The University and Heath Hospital.

The house enjoys open views to front over the iconic Maindy velodrome. Their accommodation briefly comprises: a storm porch opening into the entrance hall. The HALL has original black and white quarry tiled flooring. Stairs rise to the first floor with fitted under stairs base units. The impressive open plan

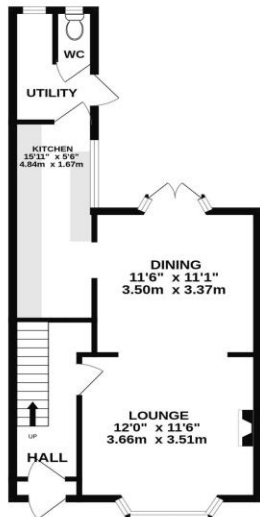
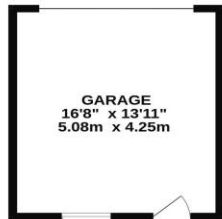
LOUNGE/DINING ROOM is flooded with light from the bay window to front enjoying views of the Velodrome and the bay window with French doors leading into the rear garden. The room has exposed herringbone woodblock flooring. A gas feature fire within the lounge area. The galley style KITCHEN is semi open plan to the dining room. It has a window into the rear garden. It offers a fitted range of base and wall mounted units with roll top worksurfaces with splashback tiling over. Integrated double oven and four ring gas hob. Ceramic tiled flooring. Off the kitchen is a REAR HALL/UTILITY

ROOM which has space and plumbing for a washing machine plus storage space and access to CLOAKROOM.

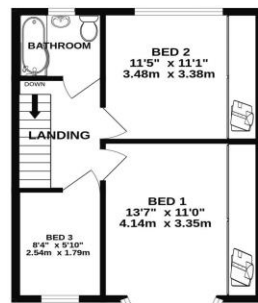
The first floor LANDING with loft inspection point has original panel doors into the bedroom and bathroom accommodation. BEDROOM 1 and 2 are both generous sized double bedrooms with full banks of fitted wardrobe units. BEDROOM 3 is a single bedroom currently used as a home office. It lies adjacent to Bedroom 1 and enjoys the same views over the Velodrome. The family BATHROOM has a white three-piece suite, which includes a panel bath with mains rainfall and handset showers fitted. Full ceramic tiling to floor and walls.

Outside to the front of the property is an enclosed, low maintenance forecourt garden, laid with ornate slate chippings. To the rear is an enclosed landscaped garden which offers a large decked adapt patio which extends from the rear of the property with steps down to a lawn. The garden is enclosed by wood panel fencing. At the rear of the garden, accessed from a secure alleyway, is a DETACHED GARAGE/WORKSHOP. It benefits from power and lighting and has a pedestrian door and window into the garden.

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) 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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Directions

From the Gabalfa interchange, Take the A470 towards Cardiff City Centre. Pass through two sets of traffic lights. Turn left immediately after the leisure centre onto Maindy Road. Take the first left turning onto Gelligaer Street where No. 51 will be found on the right-hand-side indicated by our for sale board. What3words agreed.soda.then

Tenure

Freehold

Services

Mains Water, Electric, Gas and Drainage
Council Tax Band E
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

