

TOTAL FLOOR AREA : 130.3 sq.m. (1402 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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GROUND FLOOR
92.9 sq.m. (1000 sq.ft.) approx.

1ST FLOOR
37.3 sq.m. (402 sq.ft.) approx.

Energy Efficiency Rating	
Current	Potential
94	95

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

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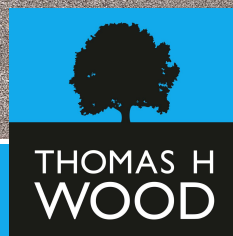
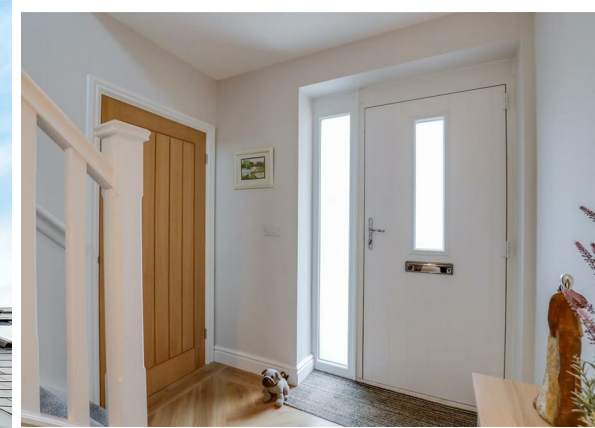
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Ty Ysgol Fach School Lane,
Gwaelod-Y-Garth, Cardiff
CF15 9HN

£535,000
Bungalow - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1402.70 sq ft

Current EPC Rating - A94

Potential EPC Rating -

A95

A beautifully presented three double bedroom bungalow set in a private and idyllic location in Gwaelod Y Garth. Known as Ty Ysgol Fach, this stunning property was constructed in 2022 is accessed via a private driveway off School Lane and is one of two new builds on this exclusive development. The current owner has finished to the property to the highest of standards, with AEG and Neff appliances, quartz worksurfaces, bi-folding doors, fitted blinds and Karndean flooring. Solid Oak panelled doors throughout. Furthermore, the owner has taken immense pride in creating beautiful gardens that surround the property. Ty Ysgol Fach boasts an A rating for energy efficiency due to the high levels of modern insulation, solar panels (freehold), air source heat pump and electric zone heating. The property comprises; storm porch with split face tiling, entrance hallway, open plan kitchen & dining area, lounge and master bedroom with a fitted wardrobe and ensuite shower room. To the first floor, there are two double bedrooms and a spacious family bathroom. Private side and rear gardens with a Hilarys" electric remote controlled awning complete this wonderful home.

HALLWAY

2.28m x 5.31m (7'5" x 17'5")

Via storm porch and composite front door. A welcoming hallway with Karndean flooring, painted walls and smooth ceiling. Under stairs cupboard and Laundry/storage cupboard with space and plumbing for washing machine, and extractor fan. Composite front door with obscure-glazed side panel. Stairs rising to the first floor and doors to all rooms, WIFI enabled electric radiator.

KITCHEN/DINER

4.16m x 8.22m (13'7" x 26'11")

A bright and spacious, open plan kitchen and diner, finished to the highest standards. Boasting a wide range of wall and base units with soft close doors and deep pan drawers and stunning quartz work surfaces. Integrated appliances include, fridge freezer, dishwasher, AEG induction hob, Neff sliding extractor and AEG double oven. UPVC window with fitted blinds, UPVC sliding doors with fitted blind and a run of bi folding doors with fitted blinds flood the space with lots of natural light. There is ample space for a family size dining table and chairs and occasional armchairs. There is a continuation of the Karndean flooring, painted walls and smooth ceiling. WIFI enabled electric radiators. Door to;

LOUNGE

4.86m x 4.30m (15'11" x 14'1")

A generous principal reception room with carpeted floor, painted walls, smooth ceiling with spotlights. A glazed roof light, UPVC windows and UPVC sliding doors to rear patio area, flood the room with natural light. WIFI enabled electric radiator also a second, manually controlled, electric radiator.

BEDROOM ONE

3.42m x 3.87m (11'2" x 12'8")

Overlooking the front aspect, with carpeted floors, painted walls, smooth ceiling. Floor to ceiling UPVC window with fitted blind, fitted wardrobe and WIFI enabled electric radiator.

EN SUITE

3.41m x 2.00m (11'2" x 6'6")

Generous 'Jack n Jill' shower room/WC. Walk in shower enclosure with wall mounted thermostatic controls, rainfall shower and handheld rinser. Wall mounted wash hand basin vanity unit, enclosed WC and chrome towel radiator and extractor fan. Door hallway and door to bedroom.

LANDING

Via carpeted staircase to spacious landing. Recess space could house a small desk and chair to create a working from home space.

BEDROOM TWO

3.20m x 4.27m (10'5" x 14'0")

Good size double bedroom with carpeted floor, painted walls, smooth ceiling with Velux window and remote control blind. Eaves storage. WIFI enabled electric radiator.

BEDROOM THREE

3.66m x 3.64m (12'0" x 11'11")

With carpeted floor, painted walls, smooth ceiling with Velux window with remote control blind. Built-in cupboard and further cupboard housing the DIMPLEX air source water heater and cylinder. Eaves storage. WIFI enabled electric radiator.

BATHROOM

2.02m x 2.27m (6'7" x 7'5")

Modern and beautifully appointed family bathroom with enclosed WC, wall mounted wash hand basin vanity unit with chrome mixer tap. Panelled bath with chrome mixer shower over and glazed shower screen. Tiled and painted walls, smooth ceiling with spotlights, extractor fan and Velux window. Chrome towel radiator.

OUTSIDE

FRONT

An impressive frontage accessed via private driveway to block paved hard stand. Paved patio seating area and pathway to main entrance. Beautifully planted borders create the most wonderful first impression.

REAR

Delightful gardens surround the property with well stocked borders and decorative stone. Flagstone patio and gated access to front driveway. Timber perimeter fencing and shed. Gate to potting area. Due to the 'wrap around' nature of the garden, there are a number of lovely seating areas. "Hilarys" electric remote controlled awning covers the south facing element of garden that is accessed via the bi-folding doors.

TENURE

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

COUNCIL TAX

Band



