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1 Crib Y Llan Cottages, Gwaelod-Y-Garth, Cardiff, CF15 9JJ

£500,000

 black

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A beautifully restored and improved four-bedroom semi-detached character cottage, built circa 1870, and providing 1591 square feet of comfortable living space, with spectacular views across rolling fields and countryside. This impressive period home has been extensively modernised by the recent owners and is being sold with a lawned rear garden and a further 215 FT long miniature field. The stunning rural location is adjacent to protected woodland, and opposite acres of fields and paddocks, but approached by a private entrance drive providing space for 2/3 cars. The delightful location is just a short drive and walk from the pretty village of Gwaelod Y Garth, whilst a little further is a railway station in both Radyr and Taffswell, and excellent local primary and secondary schools. The property is being sold with early possession, and recent improvements include a full re-wire in 2007, a new gas boiler circa 2012, a fully fitted kitchen and dining room (24'2" x 13'1"), PVC double glazed replacement windows, re-plastered walls and ceilings throughout, a sophisticated intruder alarm, and a large and stylish modern family bathroom, with both shower and bath. This former miner's cottage was constructed with local stone from nearby quarries, and some walls are around a meter thick. External stonework was re pointed circa 2010, and the main roof was replaced in the late 1980's.

The well planned and versatile accommodation also comprises a large utility room, a sitting room, a charming lounge with log burner, four good sized first floor bedrooms each with stunning rural views, and a large family bathroom. The property has mains electricity, private drainage (independent septic tank), LPG gas heating with panel radiators and a neatly concealed underground gas tank located in the gardens, 'whilst water is provided by a compliant, filtered and checked water bore hole installed in 2024, and the water bore doesn't need an abstraction license as it is a

domestic supply and will draw under 20 cubic meters per day. This of course will save the new owners a large amount of standard water utility charges, with a quality source of underground mineral water supplied and processed by high tech filters systems installed within the utility room. A very unique cottage in a stunning location. Further charming features include 'oak' shelves, window sills, banister rail, spindles and a desk. Must be seen!

### **Kitchen And Dining Room**

24' 2" x 13' 1" (7.37m x 3.99m) Fitted along three sides with a comprehensive range of panel fronted floor and eye level units beneath oak worktops and incorporating a stainless-steel sink with chrome mixer taps, vegetable cleaner and drainer. Rangemaster range cooker Classic 90 with a five-ring gas hob including wok burner, two ovens incorporating a warming drawer and a separate grill, glass splashback in black beneath a Rangemaster full width extractor hood. Integrated AEG dishwasher, soft closing doors and drawers, integrated Lamona microwave, space for the housing of an upright fridge freezer, PVC double glazed window with outlooks over the front gardens and drive, tiled flooring throughout, full length breakfast bar, ample space for a dining table and chairs, coved ceiling, double radiator, PVC double glazed French doors opening on to a front garden sun terrace, front entrance door in PVC hardwood effect, panel fronted and double glazed approached from the main front sun terrace and drive and leading directly in to the open plan kitchen and dining room.

### **Utility Room**

20' x 5' 6" ( 6.10m x 1.68m ) Incorporating a base unit with floor cupboards and sink unit with vegetable cleaner and mixer tap plus drainer, matching eye level units, wall mounted Worcester central heating boiler, obscure glass PVC double glazed window to rear, access to roof space, radiator, PVC





double glazed part panelled entrance door with obscure glass upper lights and matching side screen window opening directly on to the front sun terrace and front entrance drive. Also within this utility room are the filter systems and pumps for the water supply which are now being directly linked to the bore hole.

### Lounge

14' x 11' 6" ( 4.27m x 3.51m ) Independently approached from the sitting room via an oak glass panelled entrance door with chrome handle leading to a principal lounge, charming and cosy, inset with a cast iron Villager log burner with tiled hearth and wood floating mantel, two alcoves each fitted with multiple shelving, coved ceiling, radiator, sash cord style PVC double glazed replacement window with a wood sill overlooking the rear gardens.

### Sitting Room

14' x 12' 4" (4.27m x 3.76m) With three additional alcoves each 1 ft deep, two equipped with multiple shelves and one equipped with a protruding corner workstation. Coved ceiling, radiator, replacement sash cord style PVC double glazed window with wood sill overlooking the rear gardens, carpeted spindle balustrade staircase leading to the first-floor landing, white PVC double glazed entrance door part panelled with obscure glass leading to....



### Conservatory

9' x 9' 5" (2.74m x 2.87m) PVC double glazed floor to ceiling height conservatory with clear glass windows and a single French door that opens on to and overlooks the rear gardens, diamond leaded upper lights, polycarbonate roof. Vinyl flooring.

### First Floor Landing

Approached via a single flight carpeted spindle balustrade staircase leading to a central landing with access to roof space, and internal contemporary oak panel doors providing access to all principal first floor rooms.

### Master Bedroom One

14' x 11' (4.27m x 3.35m) Coved ceiling, radiator, additional alcove housing a wardrobe approximately 1' 9" deep x 3' 8" width. Sash cord PVC replacement double glazed window with an elevated outlook across the rear garden and on to the additional paddock/field with wonderful far-reaching views on to distant rolling hillside. Contemporary oak panel door to landing.



### Bedroom Two

13' 10" x 9' (4.22m x 2.74m) Independently approached from the landing via a contemporary oak panel door leading to a further double size bedroom, also benefiting from two further alcoves - one providing 1' 6" depth x 3' 9" width, the second providing an additional 2' 5" width x 1' 5" depth. Radiator, coved ceiling, replacement PVC double glazed sash cord window with wood sill benefiting an elevated outlook across the rear gardens and on to the rear paddock/field with wonderful far reaching distant views on to rolling hillside.

### Bedroom Three

13' 2" x 8' 7" (4.01m x 2.62m) Approached independently from the landing via a contemporary oak panel door with chrome handle leading to a further double size bedroom also equipped with an additional alcove storage space measuring 3' 1" depth x 3' 6" width. Coved ceiling, radiator, replacement PVC double glazed window with a front outlook across the sun terrace and on to the stone finished private entrance drive.

### Bedroom Four

12' 2" x 6' 7" (3.71m x 2.01m) Independently approached from the first floor landing via a contemporary oak panel door leading to a very good size fourth bedroom equipped with a radiator, coved ceiling and a white PVC double glazed replacement window with an outlook across the front sun terrace and on to the stone finished private entrance drive with views to the side on to woodland.





### Family Bathroom

12' 1" x 6' 1" (3.68m x 1.85m) Independently approached from the landing via a contemporary oak panel door leading to a modern white bathroom suite with tiled floor and walls comprising a roll top shaped bath with chrome mixer tops and pop-up waste, a wet room style shower with soakaway, chrome shower hand fitment, additional waterfall/rainfall fitment, and a clear glass shaped shower screen. Wall mounted Laufen W.C. with concealed cistern (Grone), wall mounted Laufen shaped wash hand basin with chrome mixer taps and pop-up waste, bathroom mirror fronted cabinets, ceiling with spotlights, obscure glass PVC double glazed window to side, stylish chrome vertical towel rail.

### Outside Front Entrance Drive

Private off street stone finished entrance drive providing comfortable parking for 2 possibly 3 vehicles depending on size, approached via a level wide entrance with brick pillars and matching boundary walls surmounted with decorative railings, and screened on one side by high conifers to afford privacy and security.



### Front Sun Terrace

Approached via garden steps and a garden decorative gate from the driveway leading on to a lower-level paved private sun terrace patio area which extends to the side of the property providing access to the rear garden.

### Rear Garden

Level and laid chiefly to lawn, very private screened along two sides by trees, conifer hedge and dry-stone boundary walls.

### Paddock

Beyond the rear garden is a small field/paddock that will be sold with the property measuring approximately 215 FT in length.







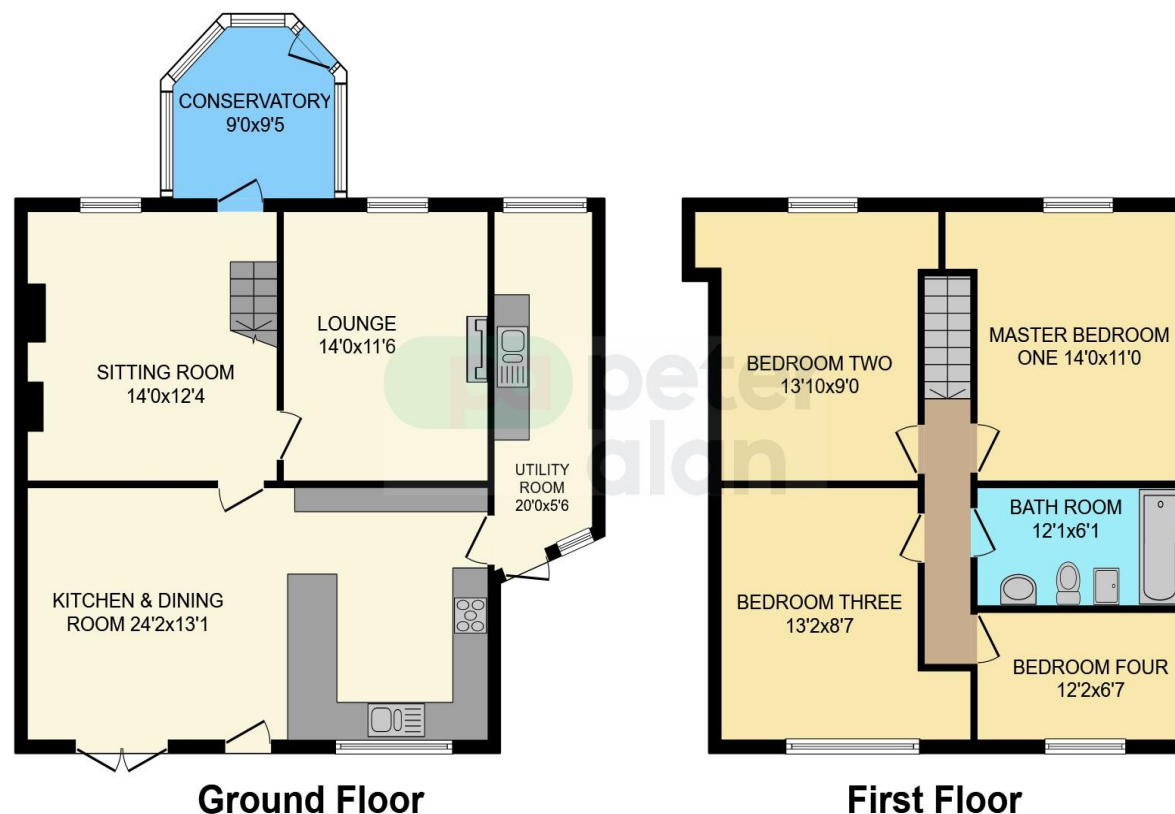






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