

# Clos Y Gadwyn

DANESCOURT, DOL WERDD, PLASDWR, CARDIFF, CF5 2FB

**GUIDE PRICE £399,950**

**Hern &  
Crabtree**





# Clos Y Gadwyn

An imposing three bedroom detached town house that is stylish and immaculately presented throughout, placed on this newly built development of Dol Werdd on Plasdwr. Boasting light, spacious and versatile living accommodation, set over three floors, this would be perfect as a family home or a first time buy.

To the ground floor the property briefly comprises of entrance hallway, modern fitted kitchen, downstairs cloakroom and dining room/sitting room with french doors to the rear landscaped and gated off street parking To the first floor the large landing leads to the well proportioned living room, the family bathroom, and the third bedroom that can easily fit a double bed. To the second floor is the Master Bedroom with en-suite, and the second bedroom to the front which is of a great size.

Clos Y Gadwyn is located close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations. There is also the benefit from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Internal viewings are highly recommended!



**1189.00 sq ft**

### Entrance Hall

Entered via a composite front door with double obscure glazed panel, stairs to the first floor with understairs storage, radiator, wood flooring.

### Cloakroom

Fitted with w.c and wash hand basin, radiator, half tiled walls, wood flooring.

### Living Room

14'11 x 9'8

Double glazed patio doors to the rear, radiator, wood flooring.

### Kitchen

12'9 x 7'11

Large double glazed window to the front, wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a five ring gas hob with integrated electric oven and grill, plumbing for a washing machine, integrated dishwasher and fridge and freezer, combination boiler, radiator, wood flooring.

### First Floor Landing

Stairs rise up from the hall, double glazed window to the front, radiator, built in cupboard, stairs to the second floor.

### Bedroom Two

14'11 x 9'9

Double glazed window to the rear, radiator, wood flooring.

### Bedroom Three

10'1 x 7'11

Double glazed window to front, radiator.

### Bathroom

6'3 x 8'1

Fitted with bath with shower, w.c and wash hand basin, heated towel rail, half tiled walls, wood flooring.

### Second Floor

Stairs from the first floor, storage cupboard, access to the loft.

### Bedroom One

14'11 x 10'8

Double glazed window to the rear, radiator.

### En Suite

6'9 x 5'8

Fitted with walk in corner shower, w.c and wash hand basin, heated towel rail, half tiled walls, wood flooring.

### Rear Garden

Enclosed by brick wall and fencing, paved patio, lawn, wooden gates. We have been advised by the seller that the property is South facing.

### Side

Car port with electric car charging point.

### Front

Gravel area, low rise wall.

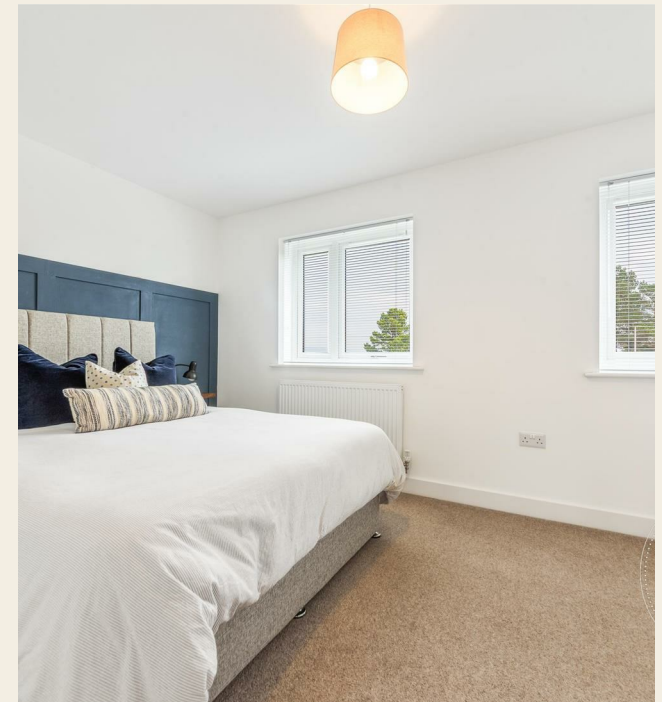
### Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is

### Disclaimer

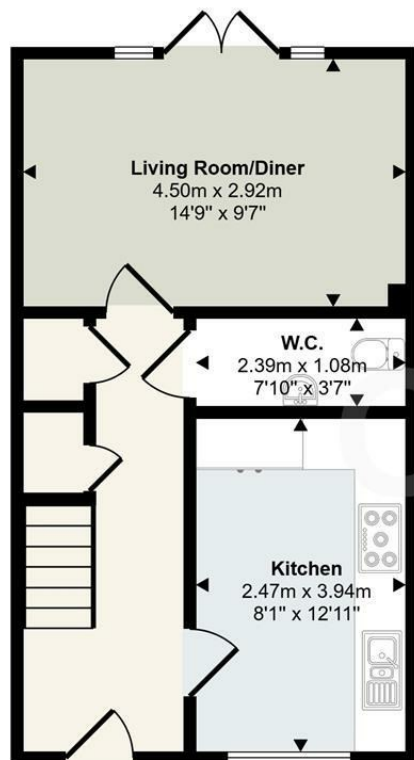
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

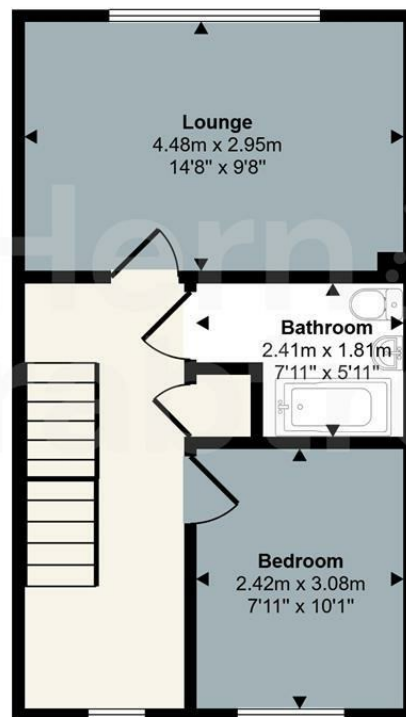




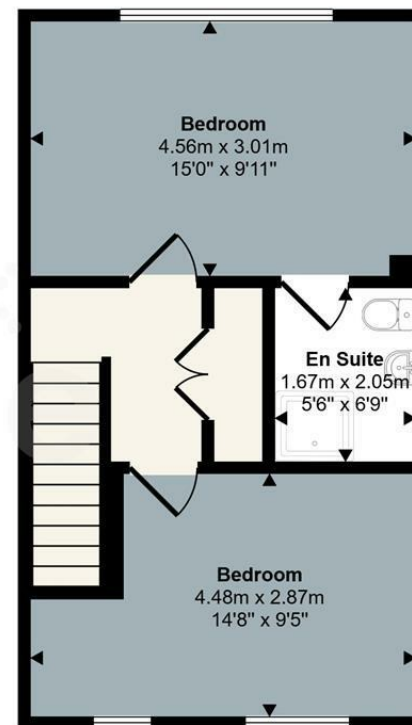




Ground Floor  
Approx 37 sq m / 399 sq ft



First Floor  
Approx 36 sq m / 391 sq ft



Second Floor  
Approx 37 sq m / 399 sq ft

Approx Gross Internal Area  
110 sq m / 1189 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.





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