

44 Heol Berry,

Gwaelod-y-garth, Cardiff, CF15 9HB



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Mid Terrace Property



Property Description

**** FOUR BEDROOM MID TERRACE IN NEED OF UPDATING WITH GREAT POTENTIAL ** NO CHAIN **VIEWS OVER GARTH MOUNTAIN AND VIEWS OVER THE GRAIG MOUNTAIN TO THE REAR**** An opportunity to acquire this four bedroom mid terrace home in the idyllic village of Gwaelod-Y-Garth. The accommodation briefly comprises an entrance hallway, lounge, dining room, kitchen, utility room and pantry. To the first floor there are four bedrooms, shower room and separate cloakroom. Gas central heating. Rear garden mainly laid to lawn. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1042 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

Gwaelod-Y-Garth is a popular residential area on the outskirts of Cardiff set in semi-rural surroundings, yet has easy access to the M4 Motorway and A470. There are excellent schools at all levels in the area and Gwaelod-Y-Garth is within the Radyr Comprehensive and Ysgol Gyfun Plasmawr catchment areas. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

ENTRANCE

Entered via gated pathway with boundary hedge to front door. Laid to lawn. Access via archway to rear garden.

HALLWAY

Entered via uPVC double glazed front door into hallway. Doors to lounge, dining room, kitchen and storage cupboard. Stairs to first floor with storage space under. uPVC double glazed window to side. Radiator.

LOUNGE

13' 4" x 11' 7" (4.08m x 3.55m)
uPVC double glazed window to front. Gas fireplace. Radiator.

DINING ROOM

13' 5" max x 9' 9" (4.10m x 2.98m)
Window to rear with superb views. Radiator. Gas fireplace.

KITCHEN

12' 9" max x 7' 11" max (3.90m x 2.43m)
Fitted with base and eye level units

incorporating stainless steel sink and complementary work surfaces. Space for gas cooker, washing machine and fridge/freezer. Radiator. Tiled flooring. uPVC double glazed windows to rear. Doors to utility room, pantry and lobby with doors to storage shed and garden.

UTILITY ROOM

8' 11" x 5' 6" (2.72m x 1.70m)
uPVC double glazed window to front.

PANTRY

5' 0" x 2' 11" (1.54m x 0.89m)
Window to side. Shelving.

FIRST FLOOR

LANDING

Doors to four bedrooms, shower room and WC. Window to rear with views. Wall mounted gas central heating boiler.

BEDROOM ONE

12' 7" x 11' 5" (3.86m x 3.49m)
uPVC double glazed window to front with views of The Garth Mountain. Feature cast iron fireplace. Airing cupboard housing the hot water tank and shelving. Radiator.

BEDROOM TWO

12' 4" max x 9' 0" (3.77m x 2.75m)
Feature cast iron fireplace. Storage

cupboard. Window to rear with fantastic outlook.

BEDROOM THREE

12' 3" x 10' 11" max (3.75m x 3.33m)
uPVC double glazed window to front. Radiator.

BEDROOM FOUR

9' 1" x 8' 5" (2.78m x 2.57m)
uPVC double glazed window to front.

SHOWER ROOM

5' 10" x 4' 9" (1.79m x 1.47m)
Fitted shower cubicle with electric shower over, pedestal wash hand basin, radiator. Tiled splash backs. Window to rear.

SEPARATE CLOAKROOM

Low level WC. Radiator. Window to rear.

OUTSIDE

REAR GARDENS

A well proportioned rear garden with superb outlook. Mainly laid to lawn with mature hedge border. Pathway with gate to rear lane. Outbuilding.

44 Heol Berry,
Gwaelod-y-garth, Cardiff, CF15 9HB



44 Heol Berry, Gwaelod-y-garth, Cardiff, CF15 9HB

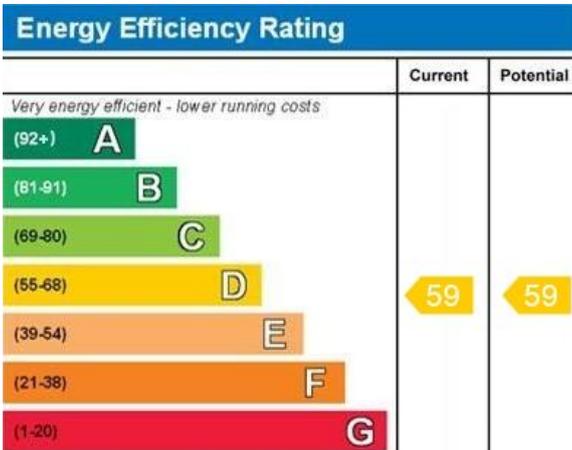
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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.
Made with Metropix ©2024



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mg.y.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.