

Main Road,

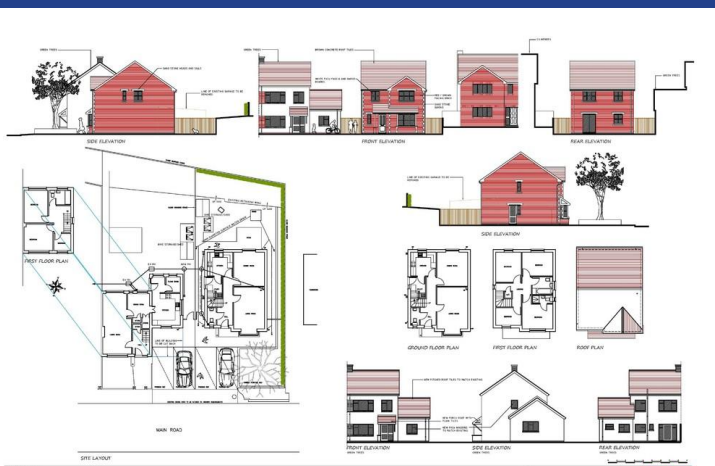
Gwaelod-y-garth, Cardiff, CF15 9HJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£485,000**



Semi-Detached House



# Property Description

**\*\* THREE BEDROOM SEMI DETACHED AND BUILDING PLOT WITH PLANNING PERMISSION \*\* NO CHAIN \*\***

An opportunity to purchase this three bedroom semi-detached property with building plot in the popular village of Gwaelod-Y-Garth, on the outskirts of Cardiff. The house is in need of basic modernisation and the plot is offered with planning consent for a four bedroom double storey detached dwelling together with external landscaping. Planning No. 17/01794/MNR. MGY have not tested any services but are advised there are mains gas and drainage on the road. Currently a double garage and forecourt. Further information available on request. EPC Rating: D

**Tenure Freehold**

**Council Tax Band D**

**Floor Area Approx 872 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 and it is in the catchment area for Ysgol Gwaelod y Garth and Radyr Comprehensive School. There is a regular bus service to Cardiff city centre as well as a train station at nearby Taffs Well, which is also served by many amenities.

## LOUNGE

22' 4" x 11' 2" (6.82m x 3.42m)

Spacious principle reception room, window to front and French door to rear. Radiator. Door to Breakfast Room.

## SITTING ROOM

10' 11" x 10' 9" (3.34m x 3.29m)

Aspect to front. Cupboard housing meters. Radiator.

## BREAKFAST ROOM

11' 4" x 7' 6" (3.46m x 2.29m)

Overlooking rear garden. Understairs storage cupboard. Laminate flooring. Doors to hall, lounge and kitchen.

## KITCHEN

11' 8" x 10' 8" (3.58m x 3.26m)

Appointed along two sides in light woodgrain finish with chrome handles. Inset one and a half bowl stainless steel sink with side drainer. Space for fridge and cooker. Cooker hood and matching range of eye level wall cupboards. Window to side. Laminate flooring. Radiator. Opening to rear lobby.

## REAR LOBBY

Door to rear garden. Window to rear and door to cloakroom.

## UTILITY/CLOAKROOM

Comprising low level WC, wash hand basin and plumbing for washing machine. Wall mounted combi boiler. Window to rear. Radiator.

## FIRST FLOOR LANDING

Approached via quarter turning staircase leading to first floor landing. Window to side. Access to roof space.

## BEDROOM ONE

12' 10" x 9' 10" (3.92m x 3.02m)

Aspect to front, a good size principal bedroom. Radiator. Built in airing cupboard with radiator.

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## BEDROOM TWO

10' 4" x 9' 1" (3.17m x 2.78m)

Aspect to rear, a second double bedroom.  
Radiator.

## BEDROOM THREE

7' 11" x 6' 11" (2.42m x 2.12m)

Aspect to front, radiator.

## FAMILY BATHROOM

6' 5" x 5' 9" (1.96m x 1.76m)

White suite comprising low level WC, wash hand basin and bath with Mira shower above. Wall tiling to shower area. Window to rear. Chrome heated towel rail.

## OUTSIDE

### FRONT GARDEN

Paved pathway to front door and driveway leading to double garage.

### REAR GARDEN

Low maintenance rear garden comprising patio and inset shrubs, gate to side leading to driveway.

### DOUBLE GARAGE

Detached double garage with twin access doors.

### BUILDING PLOT

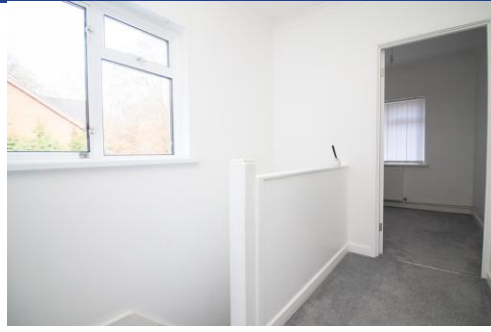
Planning consent for a four bedroom double storey detached dwelling together with external landscaping. Planning No. 17/01794/MNR. MGY have not tested any services but are advised there are mains gas and drainage on the road. Currently a double garage and forecourt. All plans are a guide only. Further information available on request.

We advise prospective buyers to take advice from their legal representative.

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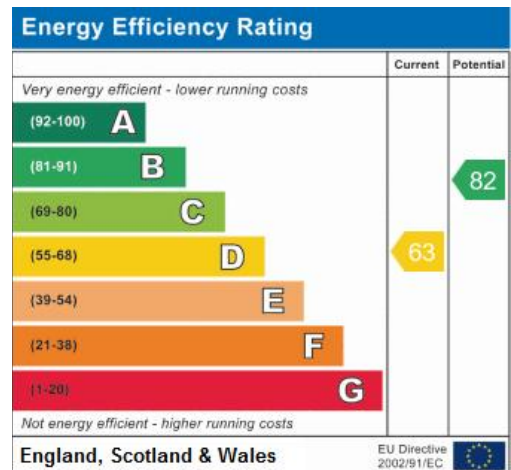
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**Radyr 029 2084 2124**

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



**mgyc.co.uk**

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