

Ty Llwyd, Main Road, Gwaelod-y-garth, Cardiff, CF15 9HJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£525,000



Detached Property



Property Description

**** LARGE PLOT ** TRADITIONAL THREE BEDROOM DETACHED ** DETACHED DOUBLE GARAGE ** NO CHAIN **** A traditional detached family home on a large plot with a detached double garage, located in the sought after area of Gwaelod Y Garth. Entrance hall, bay fronted lounge, sitting room, dining room and neat fitted kitchen. To the first floor are three bedrooms and a family bathroom. Gas central heating. Large plot with well maintained gardens, long driveway with entrance gates leading to the detached double garage. No chain. EPC Rating: E

Tenure Freehold

Council Tax Band F

Floor Area Approx 969 sq.ft.

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALLWAY

Approached via a modern composite entrance door with double glazed windows to upper part leading to the entrance hallway. Wood block flooring. Staircase to first floor. Under stairs storage cupboard. Fireplace with electric fire. Radiator.

LOUNGE

12' 10" x 10' 7" (into bay) (3.93m x 3.23 m)
A bright bay fronted reception with additional window to side. Two radiators.

SITTING ROOM

10' 5" x 9' 10" (3.19m x 3.02m)
Overlooking the paved patio front. Feature stone fireplace. Radiator.

DINING ROOM

10' 4" x 9' 10" (3.17m x 3.01m)
Overlooking the rear garden. Utility storage with plumbing for washing machine and housing the floor mounted 'Ideal Mexico 2' gas central heating boiler.

KITCHEN

12' 1" x 8' 1" (3.69m x 2.48m)
With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Space for cooker. Space for fridge freezer. Matching eye

level cupboards. Door to side. Door to dining room and hallway. Radiator.

FIRST FLOOR LANDING

Approached via a full turning staircase with central half landing and airing cupboard housing the hot water cylinder. Window to side. Central deep silled bay window.

BEDROOM ONE

10' 9" x 10' 4" (3.28m x 3.17m)
Overlooking the woodlands to the front. Fitted wardrobes and feature fireplace. Radiator.

BEDROOM TWO

10' 11" x 9' 10" (3.34m x 3.02m)
Overlooking the delightful rear garden. Radiator.

BEDROOM THREE

11' 1" x 7' 8" (3.39m x 2.36m)
Aspect to front, a good sized third bedroom. Built out wardrobe. Radiator.

FAMILY BATH AND SHOWER ROOM

10' 9" x 5' 6" (3.28m x 1.68m)
White suite comprising low level wc, wash hand basin, panelled bath, shower cubicle with 'Triton' shower. Tiled splash back. Windows to front and side. Radiator.

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OUTSIDE GARDENS

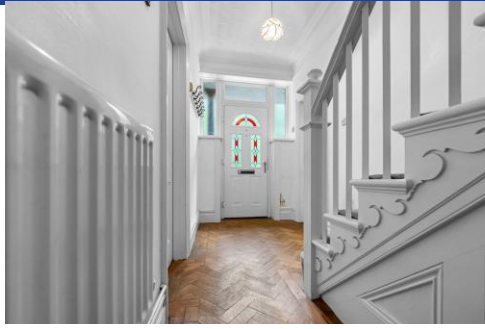
With delightful gardens surrounding the property of paved patio and lawn. Neatly enclosed with low level hedgegrow and nestled on the fringes of woodland. Long driveway leading to the detached double garage.

GARAGE

20' 1" x 15' 3" (6.13m x 4.66m)

With up and over access door. With inspection pit. Window and door to side. Power and lighting. Access to outside toilet.

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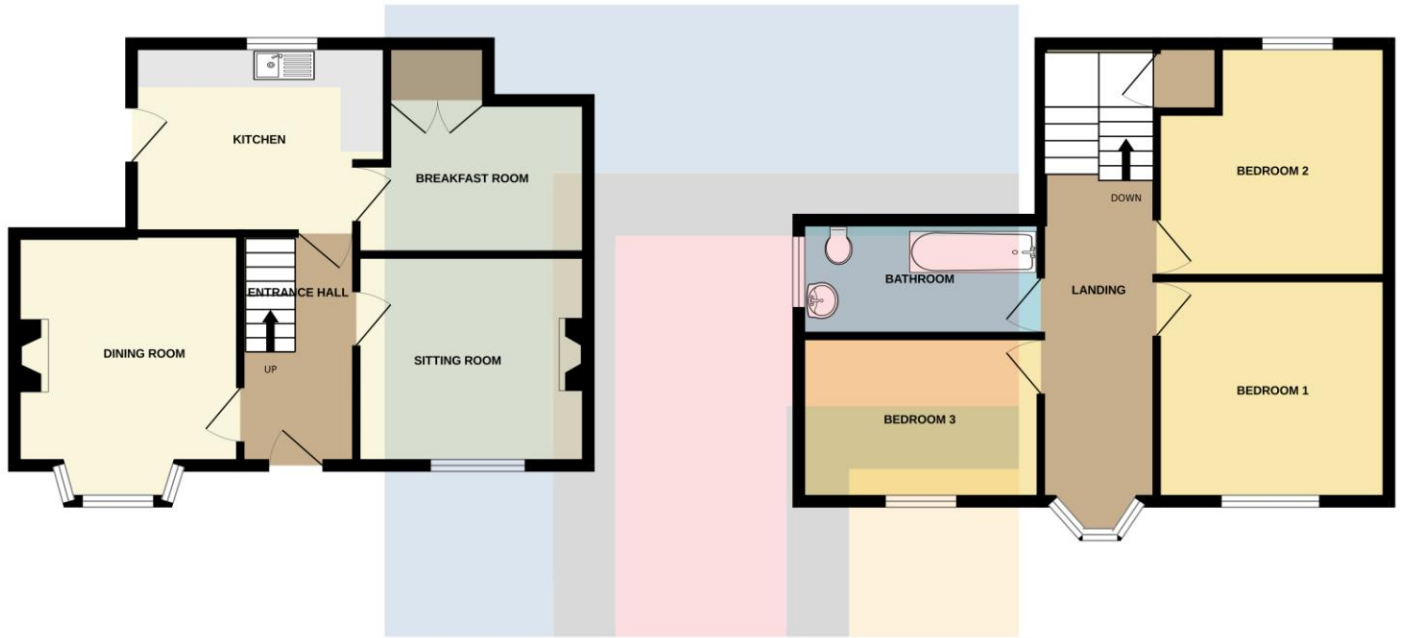
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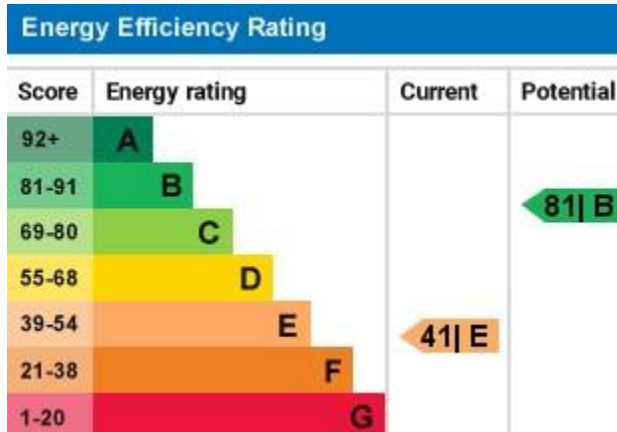
GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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.
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