

23 Miles Court,

Gwaelod-y-garth, Cardiff, CF15 9SR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£225,000**



Mid Terrace Property



# Property Description

**\*\*TWO BEDROOM PROPERTY\*\*QUIET CUL-DE-SAC\*\*VIEWS OVER THE GARTH MOUNTAIN\*\*** A well presented two bedroom property in the sought after area of Gwaelod-Y-Garth. Entrance porch, lounge and kitchen with space for dining. Principal bedroom, second double bedroom and family bathroom. South-westerly facing rear garden. Allocated parking space. Views over the Garth Mountain. EPC Rating- D

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

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 with many amenities.

## ENTRANCE

### ENTRANCE PORCH

4' 7" x 2' 11" (1.41m x 0.91m)  
Entered via a Upvc door, window to front. Door leading into living room.

### LOUNGE

15' 3" x 12' 6" (4.66m x 3.83m)  
Window to front, a good sized lounge. Quality wood effect laminate flooring, large under stairs storage cupboard, staircase with painted, wooden spindles; door leading to kitchen. Radiator.

## KITCHEN

12' 6" x 8' 11" (3.83m x 2.74m)  
Appointed along three walls with eye and low level cupboards, a modern kitchen. Marble effect laminate worktops, integrated oven, induction hob, extractor hood, space for fridge freezer, plumbing for washing machine, stainless steel one and a half bowl sink, chrome mixer tap, drainer. Vertical, modern radiator. Window to rear. French doors opening on decking area.

## LANDING

Doors leading to bedrooms and family bathroom. Loft access.

## BEDROOM ONE

12' 7" x 9' 1" (3.86m x 2.77m)  
A spacious principal bedroom with built in cupboard. Radiator in cupboard. Window overlooking the rear garden. Radiator.

## BEDROOM TWO

12' 7" x 7' 2" (3.84m x 2.19m)  
Aspect to front with views of the Garth mountain, a second double bedroom. Radiator.

## FAMILY BATHROOM

8' 5" x 4' 5" (2.57m x 1.35m)  
Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, double shower cubicle with recess/shelving and glass sliding doors. Tiles walls, vinyl flooring. Chrome towel rail.

## OUTSIDE

### REAR GARDEN

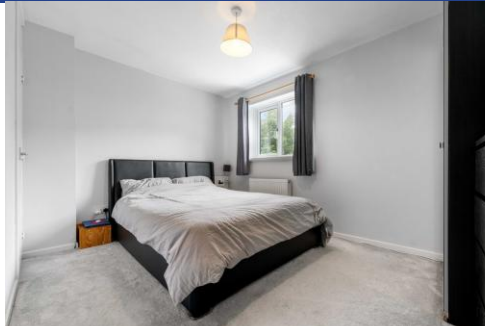
A good sized enclosed, south-westerly facing, rear garden bordered by a wooden fence. Decked area with pergola and patio area. Wooden gate leading to parking area.

### FRONT

Quiet cul-de-sac with block paving to front. Views over the Garth Mountain. Allocated parking space to side. Also access via rear garden gate.



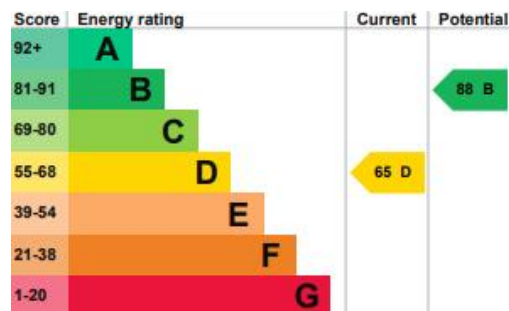
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TOTAL FLOOR AREA: 623 sq.ft. (57.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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 quantity or efficiency can be given.  
 Made with Floorplan 123D



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