

Ty Isaf,

Gwaelod-Y-Garth, Cardiff, CF15 9HF



Estate Agents and
Chartered Surveyors

Asking Price Of

£400,000



Detached House

3

1

2

3

Property Description

**** CHARMING THREE DOUBLE BEDROOM DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION ** DRIVEWAY **** A charming three double bedroom, bay fronted detached family home, well presented throughout with remaining character features. In the sought after area of Gwaelod Y Garth, being close to delightful woodland/Garth mountain walks and a short distance from local transport links. Entrance hallway, bay fronted lounge with wood burner, spacious dining room, modern fitted kitchen, utility room and cloakroom, garden room overlooking the attractive rear garden. To the first floor are three double bedrooms and a modern family bathroom with shower over bath. Gas central heating. Low maintenance front garden. Paved patio leading onto an area of lawn. Driveway to the rear. EPC Rating: E

Tenure Freehold

Council Tax Band F

Floor Area Approx 1086 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 catchment area. There is a bus service to Cardiff City Centre as well as a train station at nearby Taffs Well.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to entrance hallway. Tiled flooring.

LOUNGE

13' 5" x 12' 7" (4.09m x 3.86 (INTO BAY)m)

A superb bay fronted reception with inset cast iron wood burner. A pleasant principal reception.

Radiator.

DINING ROOM

12' 0" x 11' 1" (3.68m x 3.40m)

Ample space for large family dining table.

Understairs storage cupboard. Sliding doors to lounge. Radiator.

KITCHEN

9' 0" x 8' 10" (2.76m x 2.70m)

Well appointed along three sides with units and worktops. Inset sink with side drainer. Inset five ring induction hob with curved glass cooker hood above. Integrated oven and grill. Integrated fridge/freezer. Integrated dishwasher. Plumbing for washing machine. Tiled splash back. Tiled flooring. Door to utility room. Radiator.

GARDEN ROOM

16' 11" x 13' 4" (5.17m x 4.07m)

With French doors to the rear garden and windows enjoying full garden views. Laminate flooring. Radiator. Eye level opening to kitchen.

UTILITY ROOM

6' 5" x 6' 0" (1.98m x 1.84m)

With French doors to the rear garden.

Tiled flooring. Plumbing for sink. Radiator.

CLOAKROOM

Comprising low level wc, wash hand basin. Wall mounted 'Baxi' combi gas central heating boiler

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to part boarded roof space via retractable ladder.

BEDROOM ONE

15' 6" x 9' 1" (4.73m x 2.77m)

An excellent sized primary bedroom with tree lined views to the front. Feature fireplace. Radiator.

BEDROOM TWO

9' 0" x 8' 9" (2.75m x 2.68m)

Aspect to side, a second double bedroom. Built in storage cupboard. Radiator.

BEDROOM THREE

13' 3" x 6' 5" (4.04m x 1.96 m)

Overlooking the entrance approach, a third double bedroom. Radiator.

FAMILY BATHROOM

9' 8" x 5' 10" (2.95m x 1.79m)

Quality white suite comprising low level wc, wash hand basin, p-shaped bath with chrome twin head shower above. Tiled splash back. Tiled flooring. Extractor fan. Heated towel rail. Obscured glass window to rear. Recessed spotlights.

OUTSIDE

REAR GARDEN

A delightful south west facing rear garden enjoy a 180 degree vista of trees. Comprising paved patio leading onto an area of lawn with neat borders of plants and shrubs. Access to the brick built storage area. Outside tap. Rear gate leading to driveway.

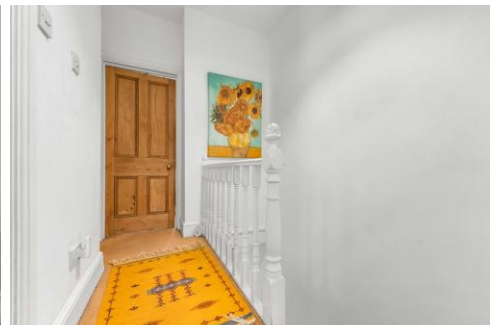
DRIVEWAY

With parking for approx three cars located to the rear of the garden. Space for bin storage and gate to rear garden.

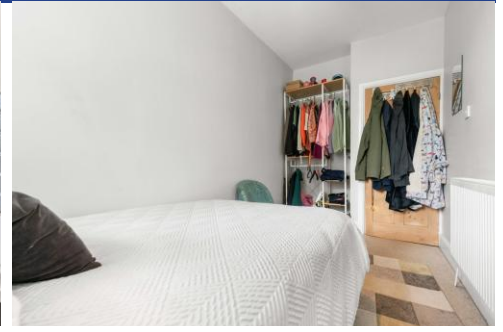
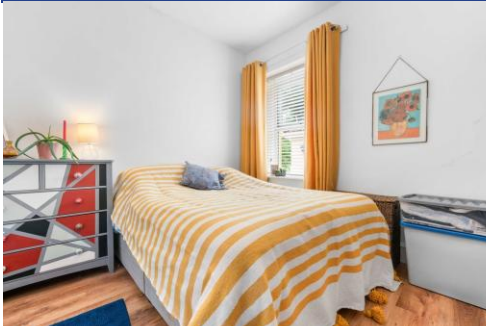
FRONT GARDEN

Enclosed front garden of decorative stones with paved railway sleeper style steps to front door. Side access. Brick wall to boundaries with entrance gate.

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TOTAL FLOOR AREA: 1085 sq.ft. (100.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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