

19 Ffordd Yr Afon,

Gwaelod-y-garth, Cardiff, CF15 9TT



Estate Agents and Chartered Surveyors

Asking Price Of

£535,000



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# Property Description

**\*\* LARGE FOUR BEDROOM DETACHED FAMILY HOUSE \*\* SOUGHT AFTER LOCATION FRONTING THE LAWNED GREEN \*\*** A modern, spacious and beautifully presented four bedroom detached family home in the sought after area of Gwaelod Y Garth, being a short distance from local amenities, transport links and idyllic mountain walks. Entrance hallway, cloakroom, bay fronted lounge, modern 'Wren' fitted kitchen and breakfast room with door to dining room and spacious utility room. To the first floor are four good sized bedrooms, principal bedroom with ensuite shower room and a separate family bath and shower room. Gas central heating, double glazing. Beautifully presented rear garden, wide driveway to front leading to garage. A quiet setting overlooking the lawned Green. EPC Rating: TBC

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 1,523 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.

## ENTRANCE HALLWAY

13' 0" x 7' 9" (3.98m x 2.38m)

Approached via a panelled entrance door with double glazed windows to upper part leading to the spacious entrance hallway, quarter turning staircase leading to the first floor, quality laminate flooring, radiator, door to lounge, kitchen and cloakroom.

## CLOAKROOM

White suite comprising low level wc, vanity wash basin, wall tiling to splash back areas. Radiator. Obscured glass window to front.

## LOUNGE

16' 4" x 12' 3" (5.00m x 3.74m)

A good sized principal reception with bay fronted window to front. Feature fireplace with inset electric fire. Radiator and double opening doors to kitchen and dining room.

## KITCHEN

16' 2" x 11' 5" (4.93m x 3.48m)

A modern fitted Wren kitchen well appointed along four sides in light high gloss fronts beauty laminate worktop surfaces. Inset sink with monoblock mixer tap. Inset four ring induction hob with chrome and glass cooker hood above. Integrated oven and grill. Integrated dishwasher. Space for American style fridge freezer. Matching range of eye level wall cupboards. Under stairs storage cupboard. Two windows to rear. Quality laminate flooring. Door to dining room and utility room.

## UTILITY ROOM

11' 1" x 5' 3" (3.38m x 1.61m)

With units and worktop to one side. Inset sink. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Tiled splash back. Door to rear garden. Additional space for coats and shoes. Laminate flooring. Radiator.

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## DINING ROOM

11' 8" x 8' 9" (3.57m x 2.69m)

Ample space for large family dining table. Doors to lounge, conservatory and kitchen. Quality laminate flooring. Radiator.

## CONSERVATORY

10' 7" x 7' 4" (3.23m x 2.25m)

A delightful 'Leaks' built conservatory being approx 9 years old. Overlooking the rear garden. Glass roof. Double french doors to rear garden. Quality laminate flooring. Electric radiator.

## FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the long central landing area with galleried landing overlooking the entrance hallway, access to part boarded roof space, airing cupboard housing the hot water cylinder. Radiator.

## BEDROOM ONE

15' 7" x 12' 3" max (4.76m x 3.75m)

An excellent sized principal bedrooms with wardrobe recess to either side of the bedroom approach, part vaulted ceiling, enjoying delightful views of the green to the front, radiator and door to ensuite.

## EN-SUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with twin rainfall water style shower, acrylic marble effect splashback, tiled flooring, extractor fan, window to side and heated towel rail.

## BEDROOM TWO

12' 11" x 8' 10" (3.94m x 2.71m)

Overlooking the delightful green to front, a good sized second double bedroom. Radiator.

## BEDROOM THREE

12' 5" x 8' 3" (3.79m x 2.54m)

Overlooking the delightful rear garden, a third double bedroom. Built in wardrobes. Radiator.

## BEDROOM FOUR

8' 9" x 8' 3" (2.69m x 2.53m)

Aspect to rear, a good sized fourth bedroom. Radiator.

## FAMILY BATHROOM

8' 3" x 7' 2" (2.54m x 2.19m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath, shower cubicle with chrome shower above. Tiled splash back. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.

## REAR GARDEN

An attractive south west facing rear garden with two paved patio relaxation areas leading onto an area of lawn. An idyllic setting enjoying delightful Garth views. Side gate access.

## FRONT GARDEN

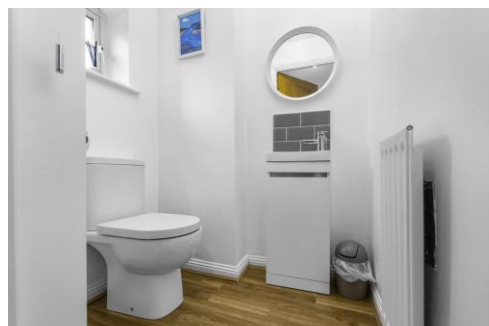
Lawned front garden with two car driveway leading to garage

## GARAGE

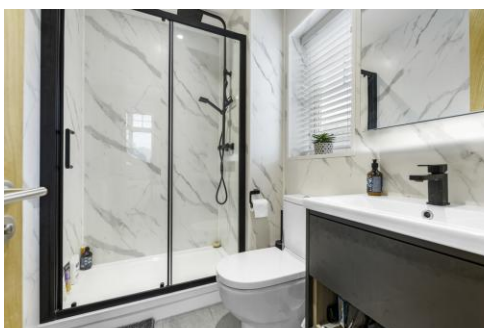
13' 3" x 8' 9" (4.04m x 2.68m)

With up and over access door, power and lighting. Door to utility room. Electric car charger.

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GROUND FLOOR  
823 sq.ft. (76.4 sq.m.) approx.



1ST FLOOR  
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1523 sq.ft. (141.5 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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EPC to be inserted here

Radyr 029 2084 2124

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



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