



BRYNTAF, SCHOOL LANE
GWAELOD-Y-GARTH
CARDIFF CF15 9HN

GUIDE PRICE

£950,000



DETACHED HOUSE



5



3



4



4

**** TRADITIONAL FIVE BEDROOM DETACHED FAMILY HOME ** SOUGHT AFTER VILLAGE LOCATION ** LARGE GARDEN **** A magnificent five bedroom detached family house of great character in a private location in a conservation area set in extensive south facing mature gardens. Entrance hallway with large understairs storage cupboard, bay fronted drawing room with original fireplace, bay fronted dining room, neat fitted hand made kitchen leading to the breakfast room, sitting room, primary entrance and cloakroom with boot room. To the first floor are three double bedrooms and two quality bath and shower rooms. To the second floor is a large open plan living space with two further double bedrooms and a shower room. Gas central heating. Large paved patio and lawned front garden with neat beds of plants and shrubs. Covered side area with built in BBQ and storage. Large rear driveway and carport with electric car charger. EPC Rating: D

LOCATION

Gwaelod y Garth is a very popular village set in semi-rural surroundings yet has easy access to the M4 motorway and A470. The village is served by excellent schools at all levels and is the catchment area for Ysgol Gwaelod-Y-garth and Radyr Comprehensive School. The village benefits from having the well regarded and award winning Gwaelod-y-Garth Inn. It is within 10 minutes of Radyr with its shopping centre and Radyr Golf Club. There is a bus service to Cardiff as well as the new metro and train station within walking distance in Taffs well. Which is also served by many amenities.

ENTRANCE

With covered porch entrance.

ENTRANCE HALLWAY

16' 7" x 7' 8" (5.06m x 2.35m)

Approached via a wood panelled entrance door with windows to side and upper part, leading to the spacious entrance hallway. Quality wood block flooring. Staircase with newel post and spindle banister to the first floor. Column radiator. Exceptionally large under stairs storage cupboard. Half height panelled walls.

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 3,109 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

DRAWING ROOM

26' 0" x 15' 11" (7.94m x 4.86 (into bay)m)

A exceptional reception with bay window overlooking the paved patio and lawned garden beyond. Original fireplace with inset coal effect living flame gas fire, tiled hearth and back with wood carved fire surround. Two radiators. Double doors to breakfast room.

DINING ROOM

15' 8" x 14' 9" (4.78m x 4.50 (into bay)m)

A bay fronted reception overlooking the attractive garden. Original fireplace with carved wood surround. Radiator. Door to sitting room.

SITTING ROOM

13' 8" x 10' 10" (4.18m x 3.31m)

Overlooking the tranquil garden, a good sized reception. Original fireplace. Quality laminate flooring. Additional side window. Adjoining door to dining room. Radiator.

KITCHEN

16' 0" x 10' 4" (4.89m x 3.17m)

With light farmhouse style hand made kitchen units beneath solid wood worktops to two sides. Inset 2 bowl ceramic sink. Inset multi gas burner range style oven with concealed cooker hood above. Matching range of eye level wall cupboards. Quarry tiled flooring. Integrated 'Neff' dishwasher. Integrated fridge. Opening to the large breakfast & family room.

BREAKFAST AND FAMILY ROOM

27' 2" x 9' 8" (8.30m x 2.96m)

A large reception with ample space for sizeable family breakfast table and relaxation area with windows to side and front aspect with three electric roof space windows to side pitch. Double opening french doors with inset shutters. Quality wood flooring. Two radiators. Open plan with the kitchen and double doors to the drawing room.



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UTILITY ROOM

15' 8" x 5' 10" (4.78m x 1.78m)

With units and worktops to two sides. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Plumbing for dishwasher. Matching range of eye level wall cupboards. Space for fridge freezer. Wall mounted 'Vaillant' gas central heating boiler. Tiled splash back. Tiled flooring. Chrome heated towel rail. Door to side.

PRIMARY ENTRANCE

Approached via wood panelled entrance door with windows to upper part leading to the primary entrance. Quarry tiled flooring. Door to kitchen. Door to cloakroom. Radiator.

CLOAKROOM

White suite comprising low level wc, wash hand basin with tiled splash back. Window. Tiled flooring. Chrome heated towel rail. Door to boot room.

BOOT ROOM

With worktop to one side, ideal coat and boot store or ideal wine storage. Extractor fan.

FIRST FLOOR

LANDING

An impressive half galleried landing oak banister. Doors to three double bedrooms, bathroom, and shower room. Turning staircase to second floor. Windows to side and front with stunning woodland views. Radiator. Airing cupboard with shelving and radiator.

BEDROOM ONE

14' 8" x 12' 6" (4.48m x 3.82m)

To the front aspect are feature windows and door out to balcony offering delightful views over the garden. Traditional fitted fireplace. Two sets of fitted wardrobes. Radiator.

BEDROOM TWO

13' 9" x 12' 4" (4.20m x 3.78m)

Fitted wardrobes to one wall. Feature bay window to front. Radiator. Spotlights.

BEDROOM THREE

Window to side aspect with fitted plantation shutters. Original cast iron fireplace with original tiled hearth. Radiator. Two sets of fitted wardrobes.

BATHROOM

10' 11" x 9' 0" (3.35m x 2.75 (max)m)

A stylish bathroom with suite comprising low level WC, vanity wash hand basin, freestanding bath with shower attachment, and fitted glass shower cubicle with mixer shower over. Tiled flooring and splash backs. Half panelled walls. Cupboard housing hot water cylinder. Towel radiator. Extractor fan. Spotlights. Window to side with fitted plantation shutters.

SHOWER/WET ROOM

6' 9" x 6' 5" (2.08m x 1.96m)

A modern suite to include low level WC, vanity wash hand basin and walk-in shower with rainfall shower head and handheld attachment. Fully tiled walls and flooring. Towel radiator. Spotlights. Window to side.

SECOND FLOOR

SECOND FLOOR RECEPTION

18' 7" x 10' 11" (5.68m x 3.33m)

Doors to two double bedrooms and shower room. Two double glazed velux windows to side and window to other side aspect. Original cast iron fireplace. Storage into eaves.

BEDROOM FOUR

14' 8" x 11' 6" (4.49m x 3.53 (max)m)

Vaulted ceiling with window to front and double glazed velux window to side. Built-in storage cupboard. Radiator.

BEDROOM FIVE

11' 0" x 9' 1" (3.36m x 2.77 (max)m)

Double glazed window to rear. Original cast iron fireplace. Radiator.

SHOWER ROOM

7' 0" x 7' 0" (2.14m x 2.14m)

Shower Room 2.14 x 2.14

A modern shower room with low level WC, vanity wash hand basin and fitted shower cubicle with rainfall shower head. Ladder radiator. Double glazed velux window to side and window to rear. Tiled walls and floor. Spotlights.

OUTSIDE

FRONT GARDEN

With a sizeable front lawn enjoying a southerly aspect enjoy well stocked beds of plants and shrubs including maturing conifers. A large slate style paved patio with covered patio area enjoying a brick built bbq. Side access and built in storage.

REAR GARDEN

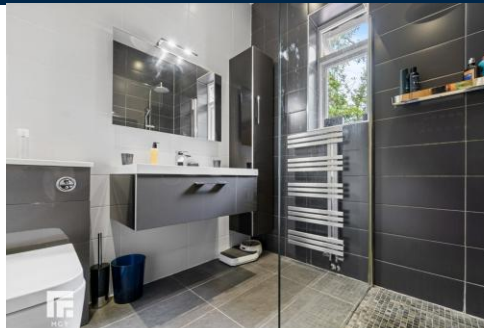
A large decorative stone laid driveway approached via brick entrance pillars and double opening timber gates leading to parking for numerous cars. Timber framed car port with tiled pitched roof with electric car charging port. Large decorative stone garden enclosed by timber fencing. Concealed bin store.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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