



20 MILES COURT
GWAELOD-Y-GARTH
CARDIFF CF15 9SR

ASKING PRICE OF
£250,000



LINK DETACHED



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**** THREE BEDROOM MID TERRACE FAMILY HOME ** DELIGHTFUL SETTING ** NO CHAIN **** A beautifully presented three bedroom mid terrace family home in the sought after area of Gwaelod Y Garth being a short distance from transport links. Entrance porchway, spacious lounge with fitted shutter blinds, neat fitted kitchen and breakfast room. To the first floor are three bedrooms and a modern family bathroom. Gas central heating (boiler fitted 2025). Double glazing. South west facing rear garden. Parking space. No chain. EPC Rating: tbc

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 PORCHWAY

Approached via a uPVC entrance door leading to the bright porchway. Windows for front and side. Tiled flooring.

LOUNGE

16' 1" x 14' 7" (4.91m x 4.45m)
With uPVC entrance door from porchway leading to the spacious lounge. Large under stairs storage cupboard. Quality wood flooring. Two windows to front with fitted shutters. Staircase to first floor. Door to kitchen. Radiator.

KITCHEN AND DINING ROOM

14' 6" x 10' 9" (4.42m x 3.28m)
Well appointed along three sides in light woodgrain finish panelled fronts beneath round nosed laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level units. Wall mounted 'Glow Worm' combi gas central heating boiler. Ample space for large dining table. Window and door to rear garden. Tiled flooring. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area. Access to part boarded roof space. Airing cupboard with radiator.

BEDROOM ONE

10' 10" x 7' 8" (3.31m x 2.36m)
Overlooking the delightful rear garden, a good sized primary bedroom. Built in wardrobe with hanging rail and shelving. Laminate flooring. Radiator.

BEDROOM TWO

12' 9" x 7' 9" (3.89m x 2.38m)
Overlooking the quiet front courtyard setting, a second double bedroom. A range of freestanding wardrobes to one side. Radiator.

BEDROOM THREE

10' 0" x 6' 4" (3.06m x 1.95m)
Aspect to front, a good sized third bedroom. Radiator.

FAMILY BATHROOM

8' 0" x 6' 5" (2.46m x 1.96m)
White suite comprising low level wc, wash hand basin, p-shaped bath with shower mixer tap and shower above, swivel shower screen. Wall tiling to splash back areas. Obscured glass window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful south west facing rear garden comprising paved patio leading onto an area of lawn with inset plants, trees and shrubs. Enclosed by timber fencing. Rear gate leading to lane proving access to courtyard parking. Enjoying delightful views of the Garth.

FRONT GARDEN

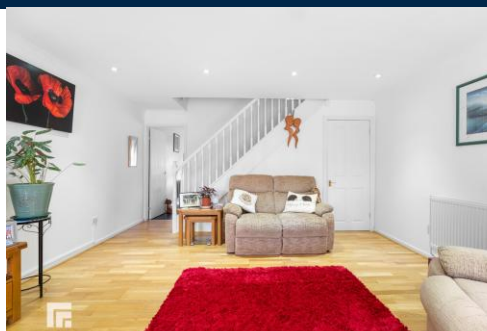
Area of decorative stones making for a front relaxation area.

PARKING

Parking space to side courtyard.



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EPC AND FLOORPLAN TO FOLLOW

RADYR 029 2084 2124

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