





31 Clos Y Gadwyn, Cardiff

£395,000 Freehold

A beautifully presented three bedroom semi detached family home with garage built by Lewis Homes, located in an enviable position on the choice development fronting open green and woodlands beyond. Entrance hallway, cloakroom, lounge, spacious kitchen and diner with quartz worktops and integrated appliances, French doors leading to the rear garden. To the first floor are three good sized bedrooms, primary bedroom with ensuite shower room and there is a a separate family bathroom with shower over bath. Gas central heating. Double glazing. Attractive landscaped rear garden with porcelain paved patios and artificial lawn. Two car driveway to side leading to the garage. EPC Rating: B

Council Tax band: E

Tenure: Freehold

Entrance Hallway
Approached via a composite entrance door leading to the spacious entrance hallway. Staircase to first floor. Laminate flooring.

Cloakroom
White suite comprising low level wc and wash hand basin. Extractor fan. Quality laminate flooring. Tiled splash back. Radiator.

Lounge
15' 7" x 9' 3" (4.75m x 2.82m)
Overlooking the entrance approach and green beyond, a good sized primary reception. Panelled walls to half height. Quality laminate flooring. Radiator.

Kitchen/Diner
16' 5" x 13' 0" (5.00m x 3.97m)
A good sized kitchen and diner with modern fitted kitchen well appointed along two sides in light matte finish handleless fronts beneath quartz worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset five ring gas hob with cooker hood above. Integrated oven/grill. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Window to side. Concealed 'Worcester' combi gas central heating boiler. Ample space for large family dining table. French doors with fitted window blinds leading to the attractive rear garden. Quality laminate flooring. Two radiates.

First Floor Landing
Approached by a quarter turning staircase with spindle banister and quality central carpet runner leading to the spacious landing. Access to boarded roof space. Large over stairs storage cupboard with shelving. Radiator.

Bedroom one
13' 1" x 8' 6" (4.00m x 2.59m)
Overlooking the attractive rear garden, a good sized primary double bedroom. Panelled wall to one side. Large built in storage cupboard. Radiator. Door to ensuite.

Ensuite
5' 9" x 5' 9" (1.76m x 1.74m)
Quality white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle with twin head chrome shower above. Quality laminate flooring. Light up mirror over sink. Obscured glass window to side. Wall tiling to splash back areas. Chrome heated towel rail.

Bedroom Two
12' 8" x 8' 11" (3.85m x 2.73m)
Overlooking the entrance approach and green beyond, a good sized second double bedroom. Radiator.

Bedroom Three
9' 4" x 7' 7" (2.85m x 2.32m)
Aspect to rear, a good sized third bedroom. Panelled wall to one side. Radiator.

Bathroom
6' 10" x 5' 8" (2.09m x 1.73m)
Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with chrome shower above and swivel glass shower screen. Wall tiling to splash back areas. Extractor fan. Chrome heated towel rail.

Additional Information
There will be a site maintenance charge for the development as a whole which is approx £200 per annum. Standard with all new builds.

AML
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



REAR GARDEN

Beautifully landscaped rear garden comprising porcelain paved patio areas with central area of artificial lawn. Raised plant beds. Door to garage. Outside lighting. Outside power points. Outside tap. Timber gate giving access to driveway.

FRONT GARDEN

With paved steps and path to front.

DRIVEWAY

1 Parking Space

Two car Keyblock driveway to side.

GARAGE

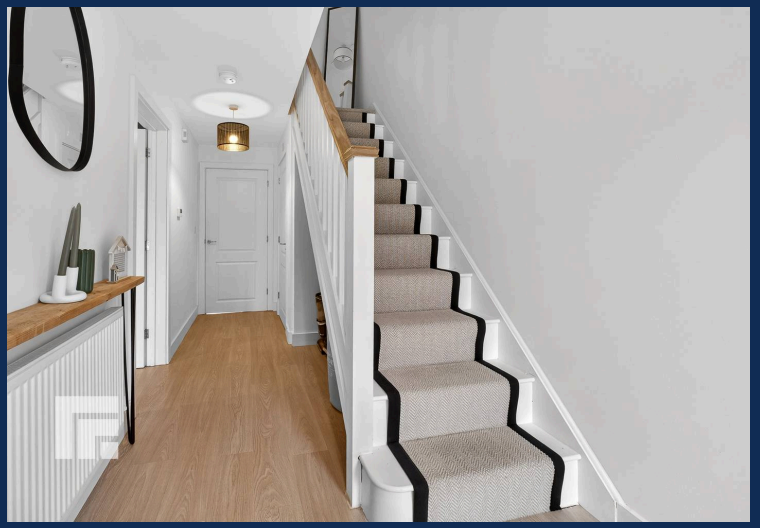
Single Garage

6.21 x 3.23 With up and over access door. Power and lighting. Pedestrian door giving access to the rear garden.






LEMONADE




MOJITO
Aperol











GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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 operability or efficiency can be given.
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