



7 GEORGETOWN
GWAELOD-Y-GARTH
CARDIFF CF15 9HF

ASKING PRICE OF
£294,000



MID TERRACED HOUSE



2



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1



3

**** TWO BEDROOM TERRACED COTTAGE ****
EXCEPTIONAL VIEWS ** CHARACTER ** A charming two bedroom terraced cottage situated in the rural Georgetown. Exceptional views. The property comprises of entrance porch, kitchen/diner, lounge and conservatory. To the first floor are two bedrooms and a family bathroom. Front and rear garden with views. Parking for two vehicles. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 814 SQ FT

VIEWING: 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 with many amenities.

ENTRANCE PORCH

Entered via a wooden stable door. Tiled flooring. Door into kitchen/dining room.

KITCHEN/DINING ROOM

16' 1" (max) x 10' 9" (4.29m x 3.28m)
Appointed along four sides, wooden high and low level cupboards beneath stone effect laminate worktops, inset sink with chrome mixer tap, integrated four ring gas hob, integrated low level oven, integrated dishwasher, integrated fridge, integrated freezer and space for washing machine. Built in under stairs storage cupboard. Wood burning stove. Radiator. Door to hallway with stairs leading to first floor.

LOUNGE

14' 0" x 10' 8" (4.29m x 3.26m)
A good sized lounge with original wooden beams to ceiling. Feature fire place with tiled hearth and wooden mantelpiece. Exposed stone wall to one side. Radiator. Stable door to rear garden. Double wooden doors opening into conservatory.

CONSERVATORY

11' 10" x 11' 2" (3.63m x 3.41m)

Wooden parquet flooring with surrounding glass windows and roof. Double doors opening into the rear garden.

FIRST FLOOR

LANDING

Approached via quarter turning staircase leading to communal landing, doors to all rooms. Loft access. Radiator.

BEDROOM ONE

14' 5" x 10' 8" (4.41m x 3.27m)

A good sized primary bedroom with two windows overlooking the rear. Wooden beams. Exceptional views. Radiator.

FAMILY BATHROOM

7' 8" x 7' 7" (2.35m x 2.33m)

A white suite comprising of low level wc, vanity wash hand basin with storage below, panelled bath with overhead shower, folding glass screen. Full wall tiling. Storage cupboard housing Worcester boiler. Heated chrome towel rail.

BEDROOM TWO

13' 9" (max) x 7' 10" (4.20m x 2.41m)

A second bedroom with two windows overlooking the front entrance approach. Radiator.

OUTSIDE

REAR GARDEN

Enclosed rear garden. Paved patio with metal balustrade and steps leading down to an extended further area of garden with mature trees and there is a stream to the rear boundary. Mountain View's.

FRONT GARDEN

Gate with steps leading to garden from driveway. Bordered by nature trees. Timber shed.

DRIVEWAY

Parking for two vehicles.



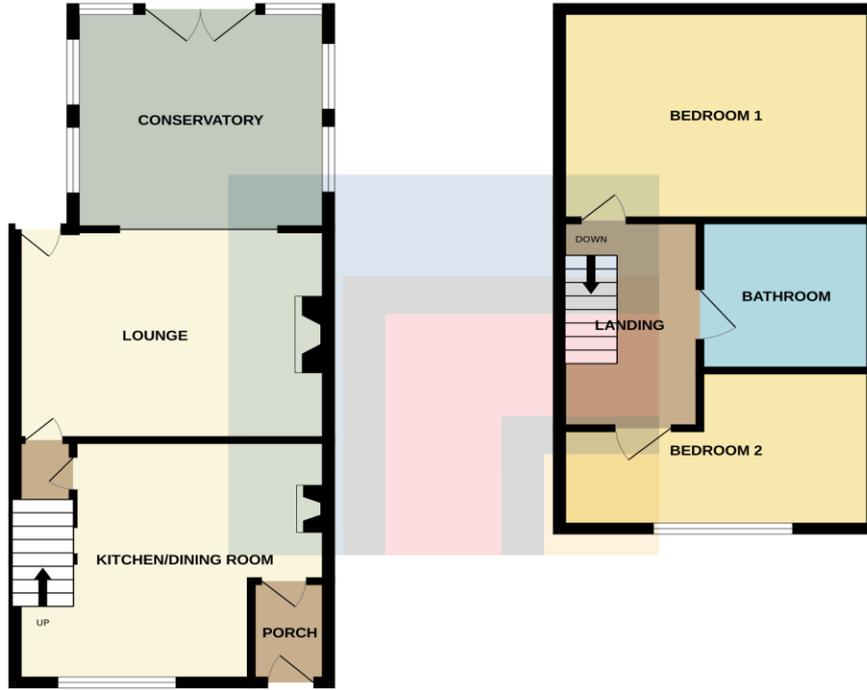
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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.

1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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