

Asking Price
£280,000

Garth Olwg,
Gwaelod-Y-Garth, Cardiff,
CF15 9HW

THOMAS H WOOD

3 Bedrooms
House - Semi-Detached

An exciting opportunity to purchase this three bedroom semi-detached family home, in the highly regarded village of Gwaelod-y-Garth. The property provides well proportioned accommodation arranged over two floors and offers an excellent opportunity for a new owner to modernise and refurbish the house to their own requirements. The ground floor provides a welcoming entrance hallway, generous front facing lounge, kitchen/breakfast room and dining room overlooking the rear garden. To the first floor are three good size bedrooms and a family bathroom. The elevated position provides delightful views to the front and rear of the property. Whilst the property would benefit from a programme of refurbishment and modernisation, a number of important improvements have already been undertaken, including a new Ideal Logic combination boiler, an updated electrical consumer unit and repairs to the chimney flashing. Externally, the property benefits from a generous and well maintained front garden, together with a delightful rear garden providing an attractive setting and views. Close to the excellent public transport links, highly regarded schools, pub and the picturesque Garth walks. This is a rare opportunity to acquire a property that has been in the same ownership for over 70 years and has never previously come to the open market.

To be sold with no onward chain.



ACCOMMODATION

HALLWAY
Entered via a UPVC front door, with laminate flooring, staircase rising to the first floor and doors leading to the principal ground floor rooms

LOUNGE
13'1" x 12'3"
A generous principal reception room overlooking the front of the property, with carpeted flooring, papered walls, smooth ceiling with coving, gas fire with hearth and surround, radiator and UPVC window with fitted blind

KITCHEN/BREAKFAST ROOM
20'1" x 7'6"
Fitted with a range of wall and base units with contrasting work surfaces over, incorporating a stainless steel sink, hob and space and plumbing for a washing machine. UPVC doors and windows provide plenty of natural light, with ample space for a breakfast table and chairs

DINING ROOM
11'1" x 9'6"
Overlooking the delightful rear garden, with carpeted flooring, textured walls, smooth ceiling, gas fire, UPVC window and radiator with TRV.

LANDING
Staircase rises to the first floor landing, with doors leading to all bedrooms and bathroom, loft hatch access and cupboard housing the modern Ideal Logic combination boiler



Features

- Three bedroom semi-detached family home
- Offered for sale for the first time in over 70 years
- Village location
- Modern Ideal Logic combination boiler
- Updated electrical consumer unit
- Delightful rear garden with attractive views
- Excellent scope for refurbishment and personalisation

BEDROOM ONE
13'1" x 12'4"
maximum A well proportioned principal bedroom overlooking the front of the property, with carpeted flooring, papered walls, smooth ceiling, UPVC window with fitted blind and radiator with TRV.

BEDROOM TWO
11'5" x 9'6"
Overlooking the rear of the property, with carpeted flooring, papered walls, smooth ceiling, UPVC window and radiator with TRV. Delightful views are enjoyed across the rear garden.

BEDROOM THREE
8'10" x 7'9"
A useful third bedroom overlooking the front of the property, with fitted cupboard, UPVC window with fitted blind and radiator with TRV. This versatile room would work equally well as a single bedroom, nursery or home office.

SHOWER ROOM
7'6" x 5'7"
Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and walk-in shower with electric shower over. UPVC window to the rear and radiator with TRV.

OUTSIDE

FRONT
A generous and well maintained frontage with steps leading to a front patio area and entrance door, together with a side gate providing access to the rear garden.

REAR
A delightful garden offering a good degree of privacy and an attractive outlook, providing an excellent outdoor space with scope for further landscaping and personalisation.

TENTURE
This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX
Band D

DISCLAIMER
Whilst Thomas H Wood endeavours to ensure that these particulars are accurate and reliable, they are prepared in good faith for guidance only and do not form part of any offer or contract. All measurements, floor areas and floorplans are approximate, and photographs are provided for illustrative purposes. Information relating to tenure, lease arrangements, service charges, boundaries and planning permissions should be independently verified. We have not tested any services, heating systems, equipment or appliances. Prospective purchasers are advised to satisfy themselves as to the property's condition and obtain independent legal and survey advice prior to exchange of contracts. Neither Thomas H Wood nor its employees or representatives are authorised to give any warranty or guarantee on behalf of the vendor in relation to the property and accepts no liability for inaccuracies or related decisions that may result in financial loss, we recommend you seek advice from your legal conveyancer to ensure accuracy.

ANTI-MONEY LAUNDERING
In accordance with the Money Laundering Regulations 2017, Thomas H Wood is legally required to undertake Anti-Money Laundering (AML) and identity verification checks on all purchasers. An AML administration fee of £36 inclusive of VAT (£30 + VAT) per purchaser is payable following acceptance of an offer, subject to contract. This fee covers the administration and verification costs associated with the required checks and is non-refundable once the checks have been completed, subject to statutory consumer rights. The required checks must be satisfactorily completed before a memorandum of sale can be issued. These checks are separate from those undertaken by your solicitor or mortgage lender.

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 814.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C









3 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

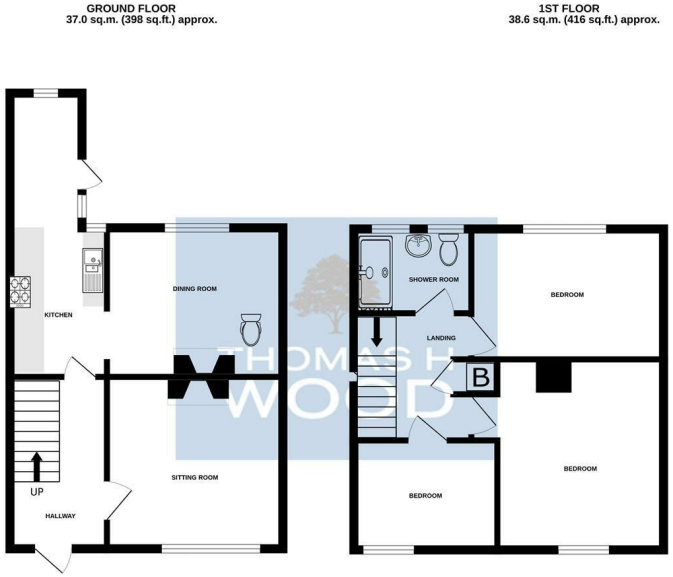
ENERGY RATING: D





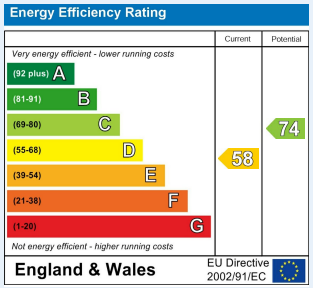








Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements







THOMAS H WOOD

CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA