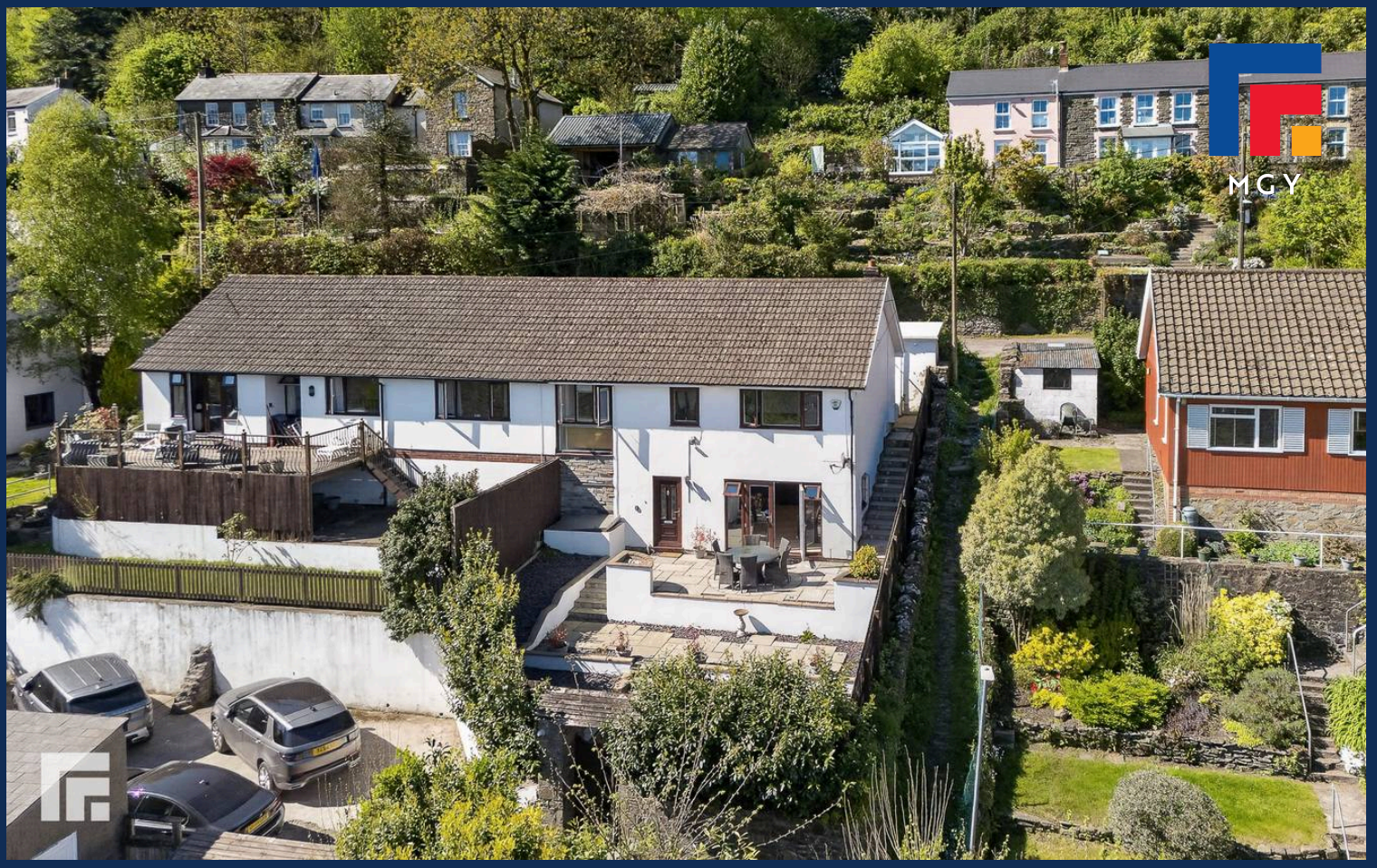






Mountain View Garth Hill, Gwaelod-Y-Garth

£495,000 Freehold

THREE DOUBLE BEDROOM SEMI DETACHED FAMILY HOME EXCEPTIONAL VIEWS **NO CHAIN** A unique, well presented three double bedroom semi detached family home in the sought after village of Gwaelod Y Garth, enjoying spacious open plan living and sizeable bedrooms and bathroom. To the ground floor is a large open plan kitchen and family room with breakfast bar island and French doors to the garden. To the first floor are three double bedrooms and a sizeable bath and shower room. Gas central heating. Double glazing. Paved patio garden to the front and rear paved courtyard garden. There is also a large storage/utility room access from the rear garden. No chain. EPC Rating: C

Council Tax band: F

Tenure: Freehold

ENTRANCE
Approached via a uPVC door or double opening french doors to the front leading to the large open plan kitchen and family room

KITCHEN AND FAMILY ROOM
24' 0" x 18' 2" (7.31m x 5.54m)
A delightful open plan family room. With units and worktop to one side. Inset 1.5 bowl stainless steel sink with side drainer. Inset five ring gas hob with curved glass cooker hood above. Integrated oven with microwave above. Plumbing for dishwasher. Space for American style fridge freezer. Matching range of eye level wall cupboards. Large breakfast bar island. Ample space for large family seating and dining. Quality Travertine flooring with under floor heating throughout. Staircase to first floor. Three radiators. French doors to garden. Window to front.

FIRST FLOOR LANDING
Approached via a quarter turning staircase leading to the long central landing area. Access to part boarded roof via retractable ladder (combi boiler in the loft). Linen storage cupboard with shelving. Upvc door to rear courtyard garden.

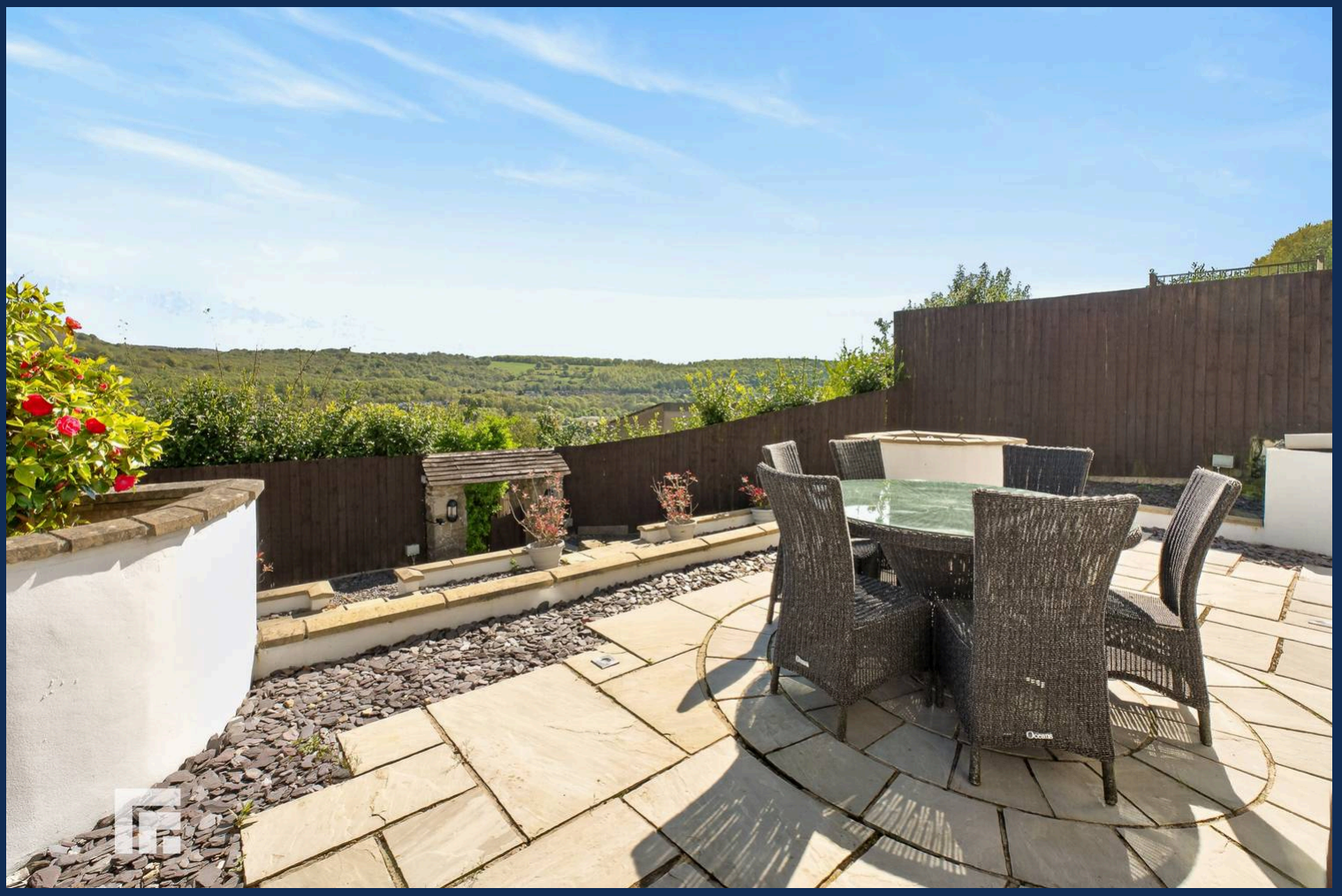
BEDROOM ONE
16' 10" x 12' 8" (5.13m x 3.86m)
With two windows to front enjoying exceptional open Mountain View's, an excellent sized primary bedroom. Large fitted wardrobe. Vertical radiator. Recessed spotlights.

BEDROOM TWO
11' 11" x 9' 4" (3.63m x 2.85m)
Enjoying exceptional views to the front, a second double bedroom. Built in wardrobe. Vertical radiator.

BEDROOM THREE
10' 3" x 7' 10" (3.12m x 2.40m)
Overlooking the rear courtyard garden, a third double bedroom. Radiator.

FAMILY BATH & SHOWER ROOM
13' 0" x 7' 9" (3.97m x 2.36m)
A sizeable bath and shower room with white suite comprising low level wc, vanity wash basin with storage below, large bath with central taps, large walk in shower with twin head chrome showers. Recessed spotlights. Travertine style wall and floor tiling. Obscured glass window to rear.

STORAGE / UTILITY ROOM
18' 11" x 7' 7" (5.76m x 2.30m)
With door from the rear garden. Window to front. Inset stainless steel sink with side drainer and plumbing for washing machine. Ample utility and storage space. Power and lighting.



REAR GARDEN

Rear paved courtyard garden. Side access. Access to large storage/utility room.

FRONT GARDEN

The primary garden with paved tired front and central steps. Approached via twin opening gates from driveway.

DRIVEWAY

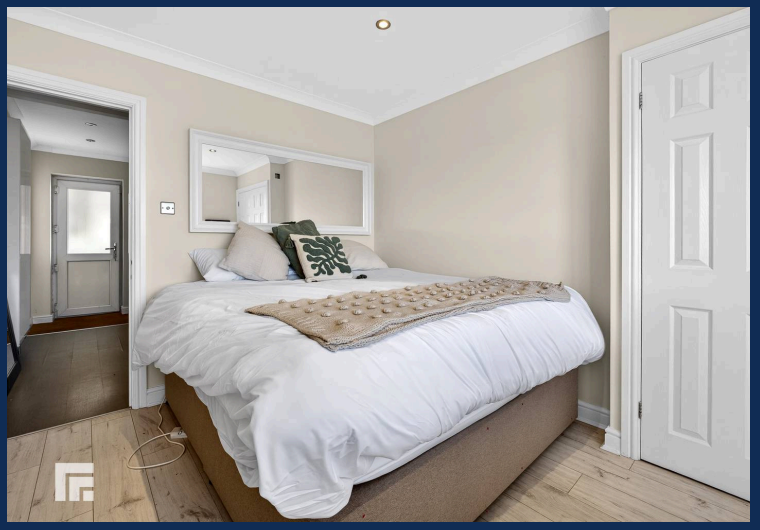
2 Parking Spaces

Two car side by side parking (being the closest to the property).

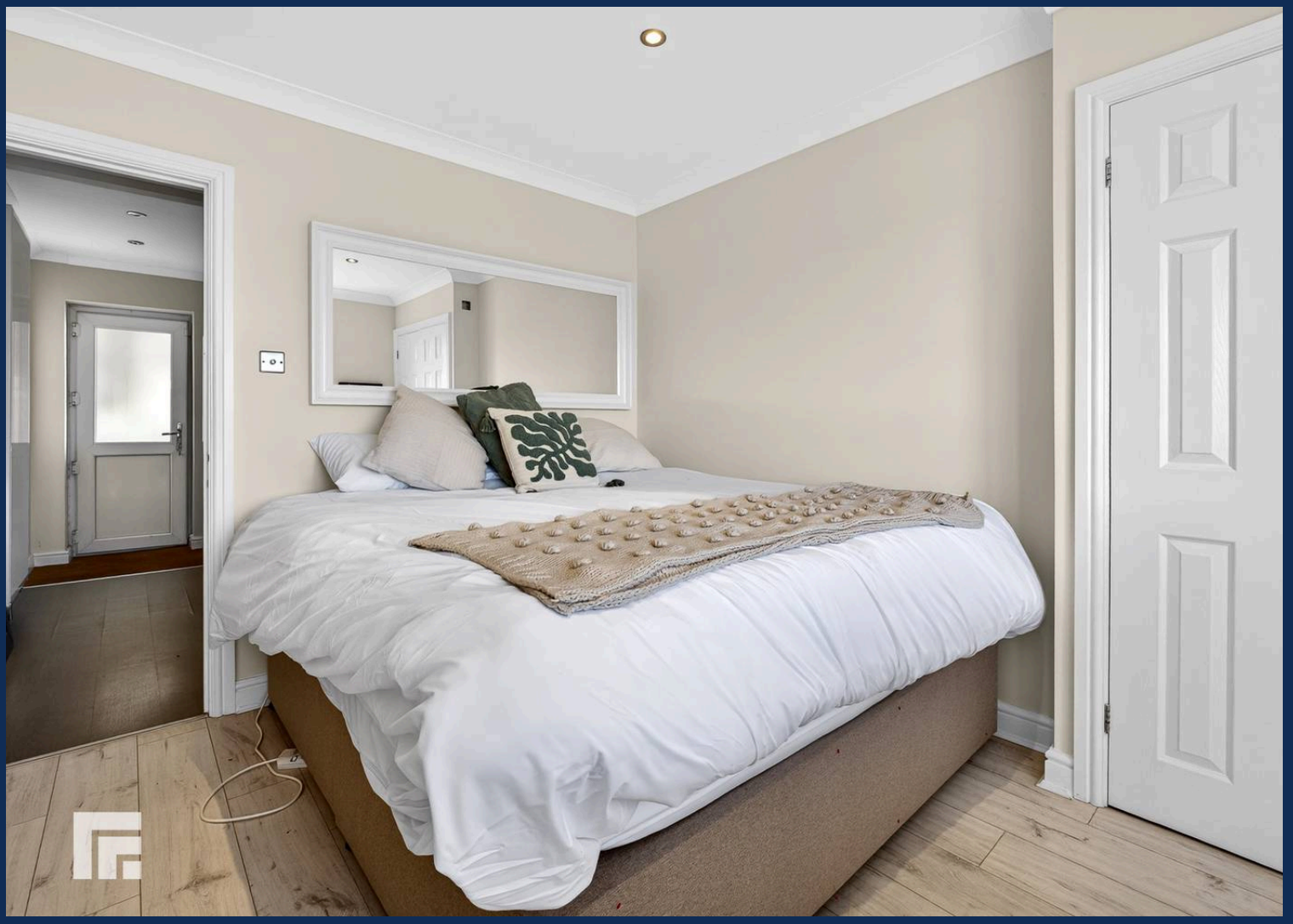


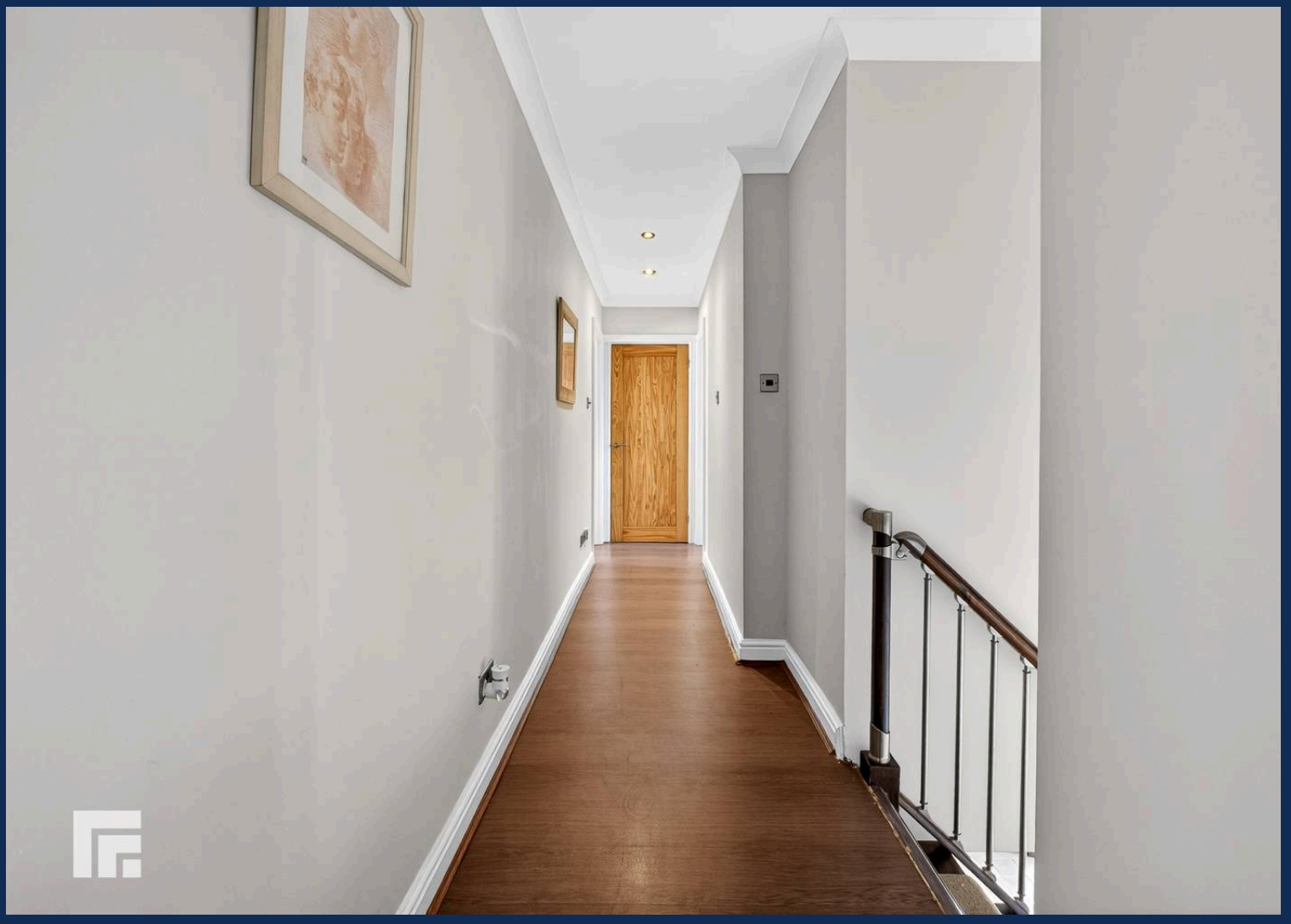












GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR
770 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.1 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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