

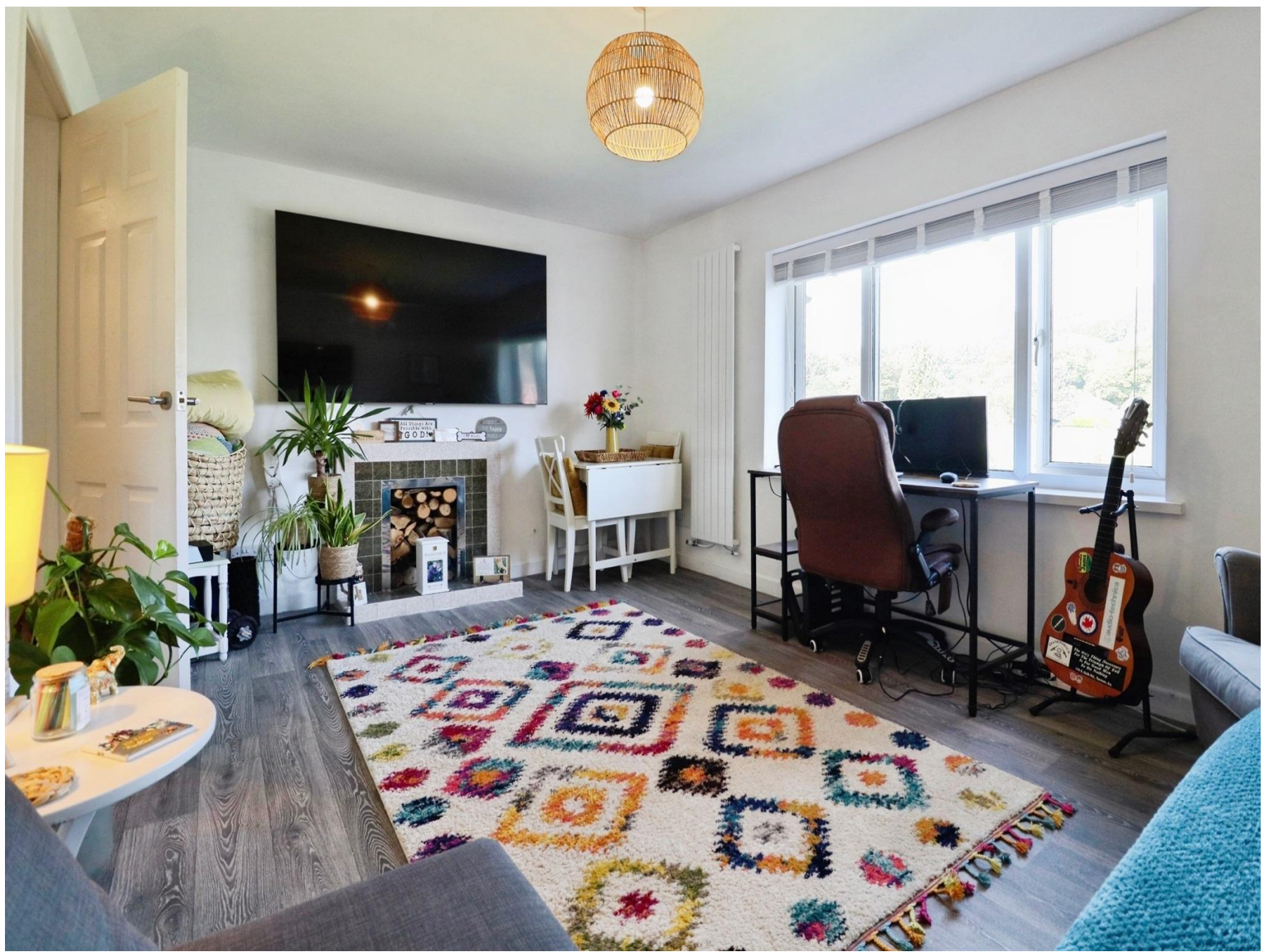


## Garth Newydd, offers in excess of £190,000

- EXTENDED LEASE
- BALCONY WITH STUNNING VIEWS
- OUTSIDE STORAGE
- EXCELLENT TRANSPORT LINKS
- EPC Rating: C



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## About the property

The accommodation briefly comprises entrance hallway, landing, lounge/dining room, kitchen/breakfast room, balcony with views of Garth Mountain, two bedrooms, bathroom and utility room. The property also benefits from an outside storage shed and a large wrap garden that backs on to fields.

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, Radyr Comprehensive School and Ysgol Gyfun Plasmawr. 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. The property is a short walk from restaurants the well regarded Gwaelod Y Garth Public House and Ty Nant Inn and the popular Pughs Garden Centre just down the road.

The surrounding scenery speaks for itself with stunning views of The Garth Mountain, historic woodland and Taff Trail.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



## Accommodation

### Hallway

### Lounge

15' 3" x 11' ( 4.65m x 3.35m )

### Kitchen

10' 2" x 10' 5" ( 3.10m x 3.17m )

### Balcony

### Bedroom One

14' 4" x 9' 2" ( 4.37m x 2.79m )

### Bedroom Two

11' x 9' 10" ( 3.35m x 3.00m )

### Shower Room

5' 10" x 5' 4" ( 1.78m x 1.63m )

### Utility Room

02920 612328

whitchurch@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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