



21 SOUTH GLADE
GWAELOD-Y-GARTH
CARDIFF CF15 9TR

ASKING PRICE OF
£350,000



SEMI-DETACHED HOUSE



4



2



3



2

**** SEMI DETACHED PROPERTY ****

FOUR BEDROOMS ** CUL DE SAC

LOCATION ** DRIVEWAY ** A beautifully presented four bedroom property in the sought after area of Gwaelod Y Garth. To the ground floor, entrance hallway, lounge, kitchen, conservatory and Cloakroom. To the first floor, two double bedrooms, a third bedroom and family bathroom. To the second floor; primary bedroom, walk in wardrobe and en suite. Beautifully maintained rear garden. Timber shed for storage and side access. Views of the Garth mountain. Front laid to lawn. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1211 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALLWAY

Entered via a uPVC door, quality wood effect laminate flooring. Radiator.

CLOAKROOM

Low level WC, w all hung wash hand basin with chrome mixer tap. Continuation of laminate flooring. Radiator. uPVC window to front.

LOUNGE

15' 9" x 15' 2" (4.82m x 4.63 maxm)

A spacious family lounge. 'Penguin' multi fuel stove. Radiator. Quality laminate flooring. Spotlights. Window to front.

KITCHEN/DINING ROOM

15' 2" x 9' 8" (4.63m x 2.97m)

Appointed along three sides, white high and low level units beneath laminate worktops, integrated 1.5 bow stainless steel sink with chrome mixer tap, integrated four ring gas hob, integrated oven and grill, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Wine fridge. Concealed wall hung, gas central heating boiler. Modern radiator. Spotlights. Double French doors through to conservatory.

CONSERVATORY

14' 0" x 8' 11" (4.27m x 2.74m)

uPVC windows to front with exposed brick wall to one side. Tiled flooring. Modern, vertical radiator. Double French doors opening into garden.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the first floor landing. Additional staircase to second floor. Airing cupboard with shelving and radiator.

BEDROOM TWO

11' 1" x 8' 6" (3.40m x 2.60m)

Overlooking the entrance approach, a good sized second double bedroom. Built in wardrobe to one side with sliding mirrored fronts. Radiator.

BEDROOM THREE

12' 7" x 8' 4" (3.85m x 2.55m)

Aspect to rear, a third double bedroom. Radiator.

BEDROOM FOUR

9' 9" x 6' 9" (2.99m x 2.07m)

Overlooking the rear garden, a good sized fourth bedroom. Radiator.

FAMILY BATHROOM

6' 3" x 6' 3" (1.91m x 1.91m)

White suite comprising low level wc, wash hand basin, wood panelled bath with 'Mira' shower above and swivel shower screen. Full w all tiling. Tiled flooring. Extractor fan. Heated towel rail. Obscured glass window to front.

SECOND FLOOR LANDING

Approached via a full turning staircase with glass fronted panels leading to the second floor. Door to bedroom one.

BEDROOM ONE

13' 11" x 13' 11" (4.26m x 4.25 overallm)

With large floor to ceiling window overlooking the rear garden, a good sized primary bedroom. Door to ensuite. Door to walk in wardrobe. Recessed spotlights. Vertical radiator.

WALK IN WARDROBE

11' 4" x 4' 9" (3.46m x 1.46m)

With hanging rails to two sides into the roof pitch. Recessed spotlights.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below and large shower cubicle with chrome twin head shower above. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Bordered by a timber fence a well maintained rear garden. Paved patio area with brick wall and steps leading to an area of lawn. Timber gate to rear for access. Log store to side. Brick planters.

TIMBER STORAGE

14' 7" x 6' 5" (4.47m x 1.98m)

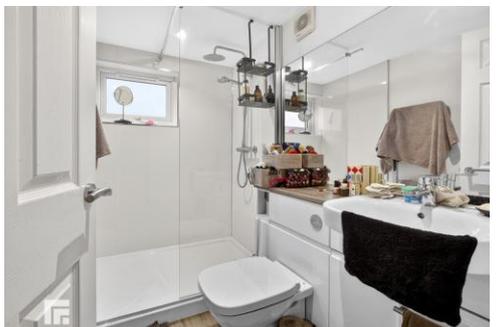
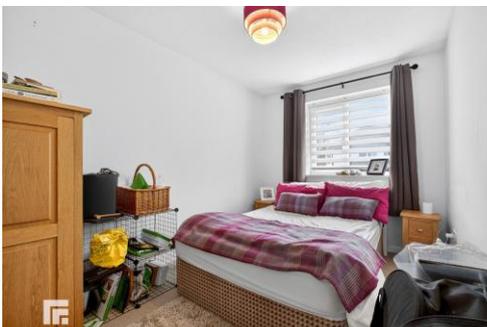
Timber storage shed to side with through doors for access. Power and lighting.

FRONT

Laid to lawn with paved pathway. Slate chipping area with wooden bench. Driveway with parking for two vehicles in tandem.



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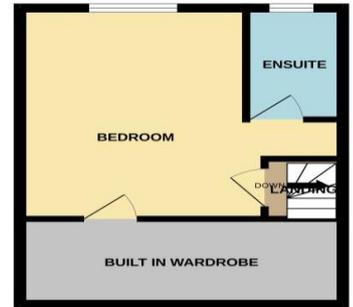
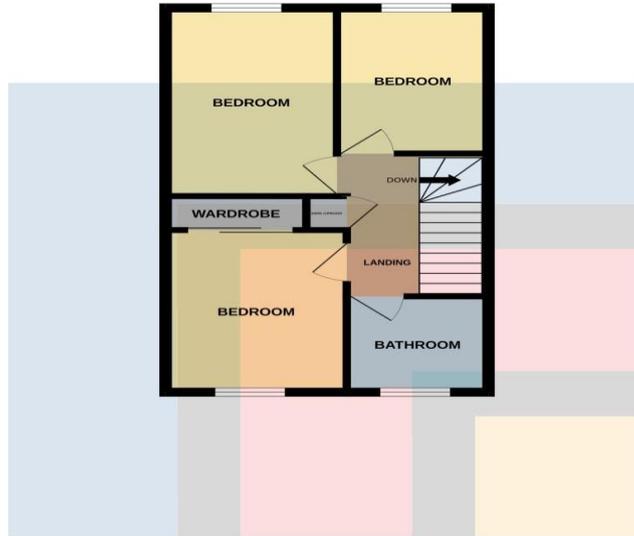
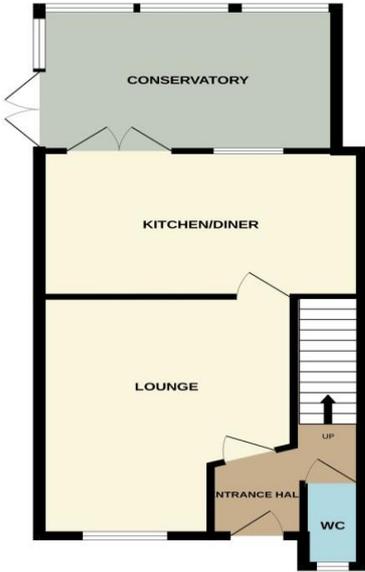


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GROUND FLOOR
525 sq.ft. (48.6 sq.m.) approx.

1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.

2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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