





20 Ffordd Yr Afon, Gwaelod-Y-Garth

£525,000 Freehold

A beautifully presented four bedroom detached family home in the sought after area of Gwaelod Y Garth, being a short distance from amenities and transport links. Entrance hallway, cloakroom, spacious lounge, modern kitchen and dining room with granite worktop breakfast bar, conservatory with under floor heating. To the first floor are four bedrooms, primary bedroom with ensuite shower room and there is a separate family bath and shower room with freestanding bath. Gas central heating. Double glazing. Attractive garden comparison large porcelain paved patio and artificial lawn. Two car side by side driveway leading to double garage. EPC Rating: C

Council Tax band: F

Tenure: Freehold

ENTRANCE HALLWAY
11' 5" x 6' 7" (3.47m x 2.01m)
Approached via a uPVC entrance door leading to the central hallway. Staircase to first floor. Tiled flooring. Double doors to kitchen and double doors to lounge. Radiator.

CLOAKROOM
Quality white suite comprising low level wc and bowl style wash hand basin. Mosaic tiled splash back. Tiled flooring. Obscured glass window to front. Radiator.

LOUNGE
19' 7" x 11' 3" (5.97m x 3.44m)
With windows to two aspects, a good sized primary reception. Feature bath stone fireplace. Views of Garth mountain. Radiator.

KITCHEN AND DINING ROOM
19' 7" x 11' 11" (5.96m x 3.64m)
Well appointed along three sides in light high gloss fronts beneath granite worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset five ring gas hob with curved glass cooker hood above. Neff integrated double oven and microwave and grill with plate warming drawer below. Space for fridge freezer. Integrated Miele dishwasher Matching range of eye level wall cupboards. Granite worktop peninsula island. Under counter wine cooler. Pull out pantry cupboard. Ample space for large family dining table. Tiled splash back to kitchen area. Windows to front and side. Tiled flooring. Double doors to conservatory. Opening to utility room. Two radiators.

UTILITY ROOM
6' 2" x 5' 0" (1.88m x 1.52m)
With units and worktop to one side. Door to side. Tiled flooring. Under stairs storage cupboard with space for chest freezer. Concealed 'Worcester' gas central heating boiler. Plumbing for washing machine and space for tumble dryer. Tiled splash back.

CONSERVATORY
9' 9" x 9' 9" (2.97m x 2.97m)
Overlooking the garden. Double doors to the delightful porcelain paved patio. Tiled flooring with underfloor heating.

FIRST FLOOR LANDING
Approached via a quarter turning staircase leading to the galleried central landing. Access to boarded roof space via drop down ladder. Large airing cupboard housing the hot water cylinder.

BEDROOM ONE
11' 9" x 11' 6" (3.58m x 3.51m)
Enjoying delightful views of the Garth, a good sized primary bedroom. Radiator. Door to ensuite shower room.

ENSUITE SHOWER ROOM
7' 1" x 4' 3" (2.16m x 1.29m)
Quality white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with sliding glass door and rainfall shower head and separate power shower. Wall tiling to splash back areas. Tiled flooring. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

BEDROOM TWO
9' 7" x 9' 3" (2.92m x 2.81m)
Overlooking the delightful garden, a good sized second double bedroom. Built in wardrobe to one side. Radiator.

BEDROOM THREE
9' 9" x 8' 0" (2.98m x 2.44m)
With views of the central green, a third double bedroom. Radiator.

BEDROOM FOUR
10' 4" x 7' 7" (3.16m x 2.32m)
With views to the central green, a fourth bedroom currently used as a dressing room with built in wardrobes to two sides. Radiator.

FAMILY BATH AND SHOWER ROOM
8' 9" x 6' 9" (2.66m x 2.06m)
Modern white suite comprising low level wc, vanity wash basin with storage below, corner shower cubicle, free standing bath with freestanding taps. Obscured glass window to side. Tiled splash back. Extractor fan. Tiled flooring. Chrome heated towel rail.

Additional Information
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



REAR GARDEN

A delightful garden of two parts with large paved porcelain patio with raised plan and shrub beds. Continuation of the garden is artificial lawn with neat beds of plants and shrubs with a rear paved patio. Access to side. Enclosed along two sides in brick wall with remaining in timber fencing. Outside lighting. Outside tap. Electric awning over paved patio.

SIDE GARDEN

Enclosed by hedgerow and decorative stones

FRONT GARDEN

Area of decorative stones with central stepping stones. Enclosed by hedgerow.

GARAGE

Single Garage

17' 7" x 17' 2" (5.38m x 5.25m). With twin up and over access door. Power and lighting.

DRIVEWAY

2 Parking Spaces

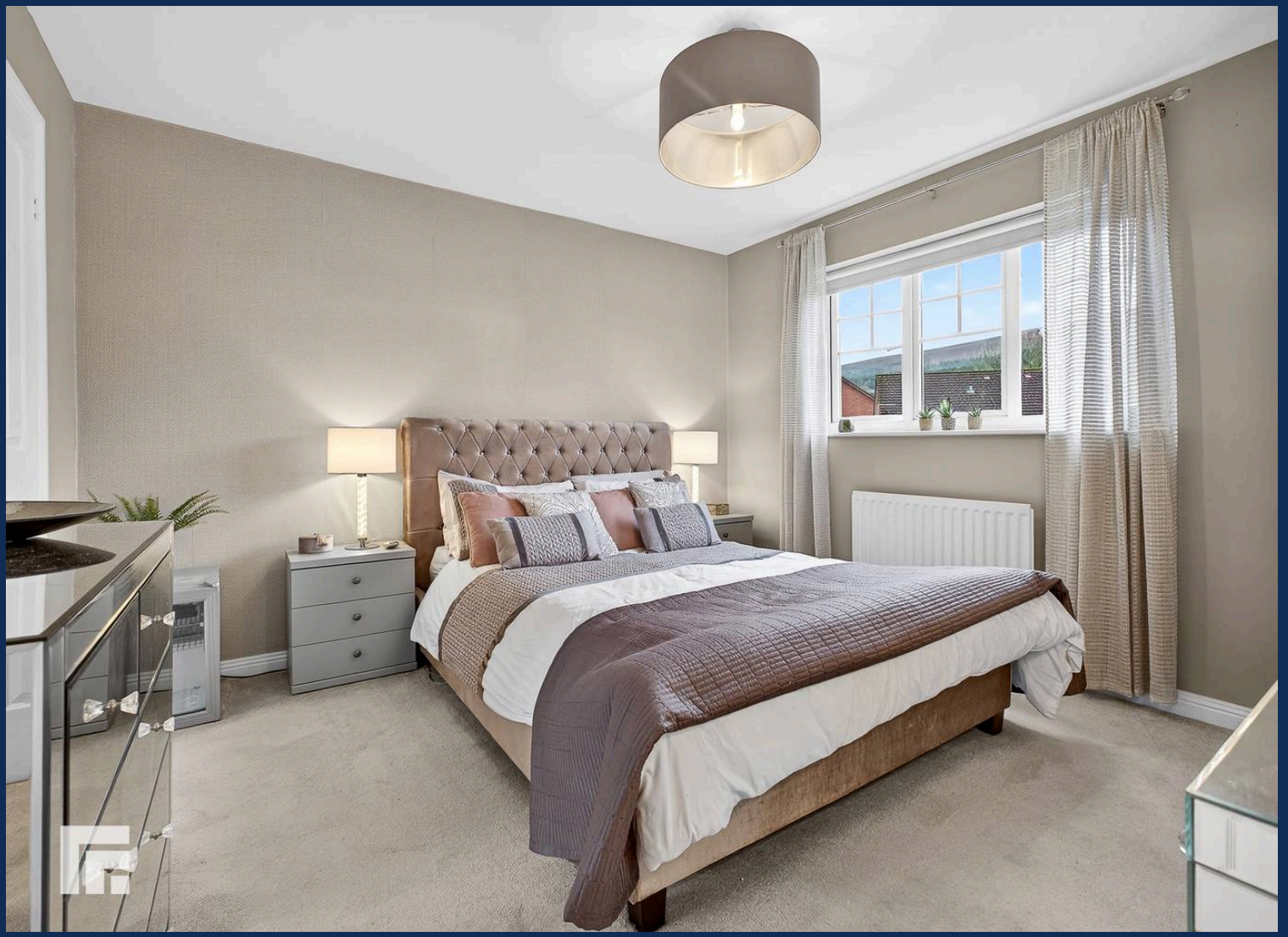
Two car side by side driveway leading to double garage.





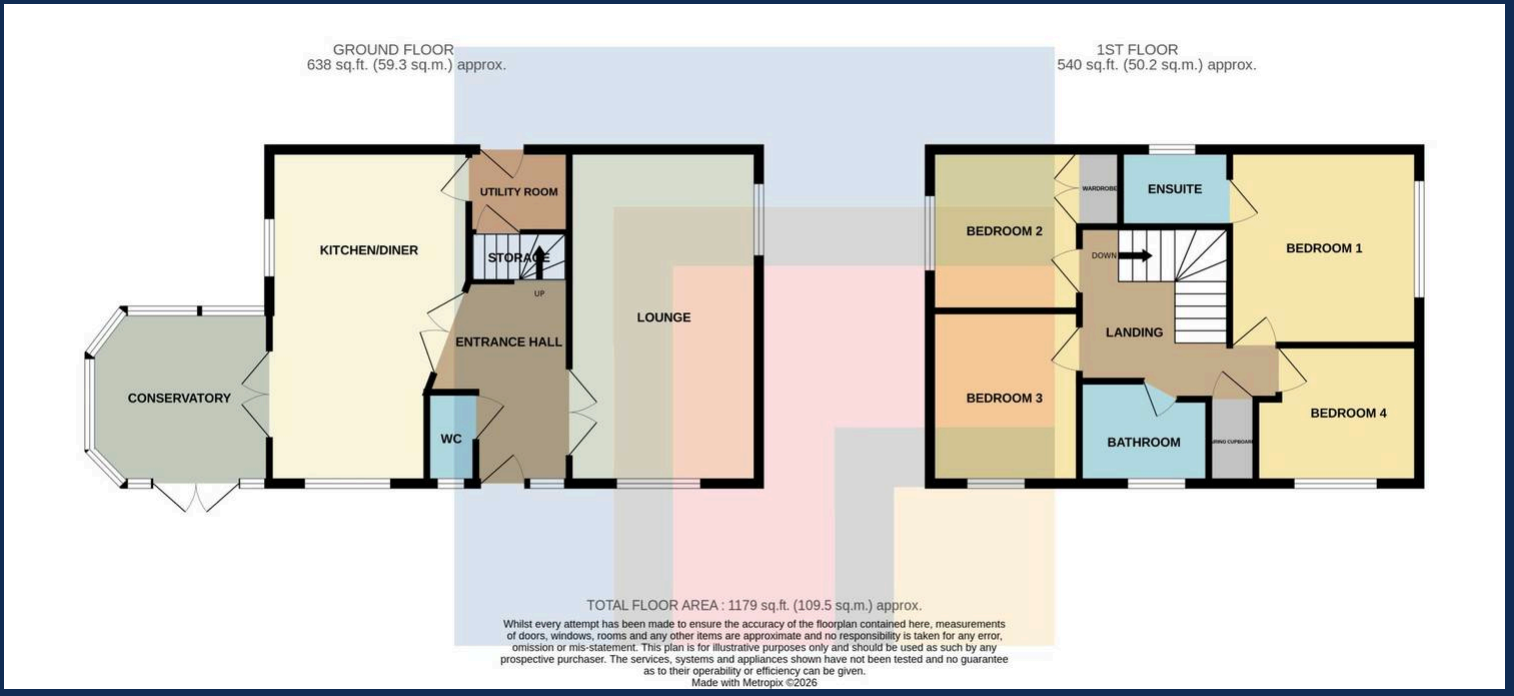












RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA

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