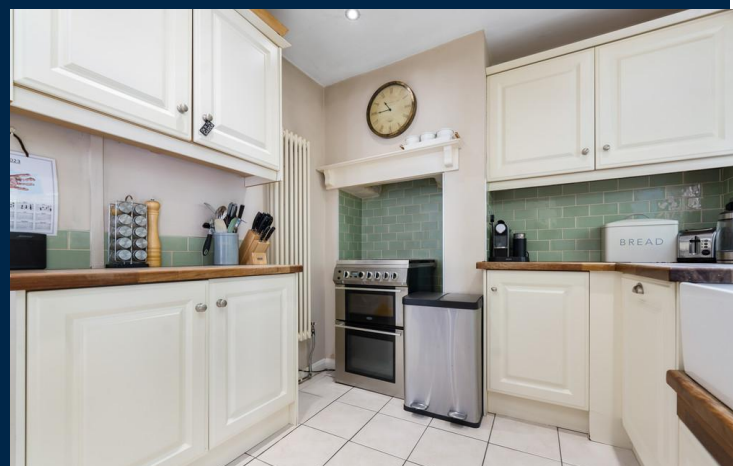




**4 GLAN-YR-AFON**  
**GWAELOD-Y-GARTH**  
**CARDIFF CF15 9HP**

OFFERS IN EXCESS OF  
**£360,000**



### SEMI-DETACHED HOUSE



**3**



**1**



**1**



**1**

**\*\* THREE BEDROOM SEMI-DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\*** A beautifully presented three bedroom semi-detached family home in the sought after area of Gwaelod Y Garth, being a short distance from transport links and local amenities. Entrance hall, spacious lounge and dining room with wood burner, neat fitted kitchen and utility cupboard. To the first floor are three bedrooms, fitted wardrobes to bedroom one and three. Gas central heating. Tiered garden with areas of patio, decking and lawn. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 923 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

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 and Radyr Comprehensive School. 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.

#### ENTRANCE HALLWAY

Approached via a wood panelled entrance door with obscure glass window to upper part leading to the entrance hallway, staircase to first floor, radiator and woodblock flooring.

#### LOUNGE AND DINING ROOM

21' 10" x 12' 5" (6.67m x 3.80m)

A large open plan reception with family dining table to one end with family seating area to the other. Two windows to front and window to side. Inset fireplace with wood burner with slate hearth and timber beam mantle above, additional feature fireplace to other side of the room. Wood block flooring throughout and two radiators. Please note that although the room is currently open plan it has two separate entrance doors and could be easily divided back into two separate receptions (subject to requirements).

#### KITCHEN

10' 11" x 8' 3" (3.34m x 2.54m)

Appointed along three sides in light panelled fronts beneath solid wood worktop surfaces, inset Belfast style sink, space for cooker, integrated dishwasher, matching range of eye level wall cupboards, tiled splashback, tiled flooring, window and door to rear, recessed spotlights and vertical radiator. Double opening doors to the large utility cupboard housing the fridge freezer, with shelving and plumbing for washing machine.

#### FIRST FLOOR

#### LANDING

Approached via a half turning staircase leading to the central landing area, access to roof space, recessed spotlights and window to rear.

#### BEDROOM ONE

12' 5" x 11' 0" (3.80m x 3.36m)

Aspect to front, a good sized principal bedroom, built in wardrobes to chimney breast, stripped and stained floor boarding, recessed spotlights and radiator.

#### BEDROOM TWO

9' 5" x 8' 9" (2.88m x 2.68m)

Aspect to front, a second double bedroom, recessed spotlights and radiator.

#### BEDROOM THREE

8' 11" x 8' 4" (2.72m x 2.55m)

Overlooking the rear garden, a good sized third bedroom, built in wardrobes to one side and built in airing cupboard housing the 'Baxi' combi gas central heating boiler.

#### FAMILY BATHROOM

8' 5" x 6' 9" (2.58m x 2.08m)

Modern family bathroom comprising low level wc, wash hand basin, tiled bath matching floor tiles, rainfall shower over bath, folding shower screen, wall tiling to splash back areas, obscure glass window to side with fitted shutters, extractor fan, recessed spotlights and column radiator with towel rail.



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### OUTSIDE

#### REAR GARDEN

A delightful and well planned tiered garden with central steps. First tiered level of decked relaxation leading to a large and level area of lawn, continuing to the top tier for paved patio and timber built summerhouse. Outside tap, outside light. Pathway to side. Additional inbuilt storage cupboard.

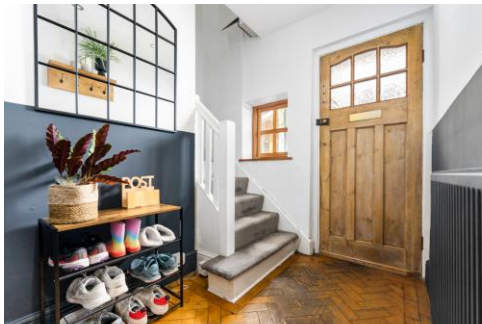
#### FRONT

Paved area to front and pathway to front door.



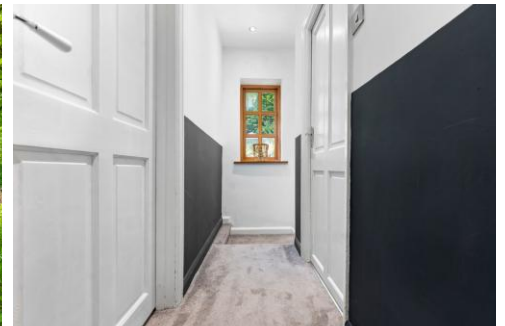
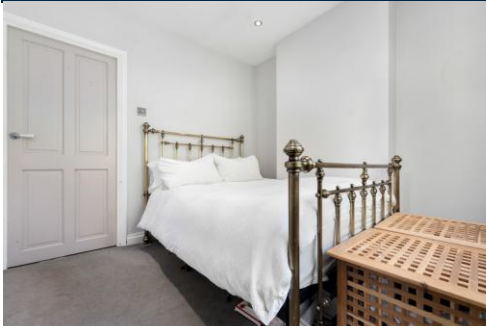


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GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.

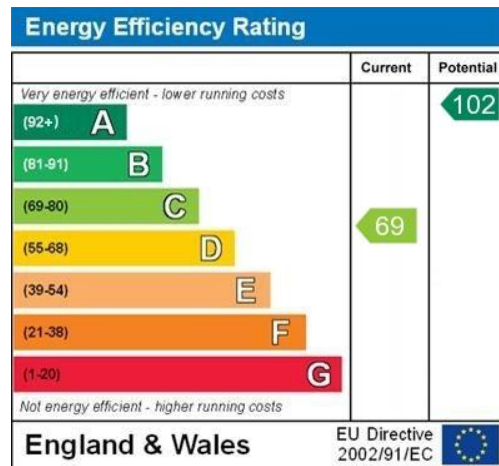


1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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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