

48 Clos Y Gadwyn, Cardiff

£300,000 Freehold

**** MID-TERRACE PROPERTY ** TWO DOUBLE BEDROOMS ** DESIRABLE LOCATION ** OVERLOOKING GREEN AREA **** A beautifully presented modern two bedroom property in a sought after location, being a short distance from amenities and transport links. Entrance hallway, cloakroom, modern fitted kitchen with integrated appliances, lounge and diner with double French doors opening into a landscaped rear garden. To the first floor is a family bathroom, two bedrooms, with the primary bedroom having an ensuite shower room. Gas central heating. Upvc double glazed doors and windows. Property looks out onto green area. Two parking spaces. EPC Rating: B
Council Tax band: D

Tenure: Freehold

ENTRANCE HALLWAY

Entered via a composite door. Quality tiled flooring throughout the downstairs. Doors to all rooms. Radiator.

CLOAKROOM

White suite comprising of low level soft close WC and pedestal wash hand basin with half tiled walls. Extractor fan. Recessed spotlights. Radiator.

KITCHEN

Dimensions: 9' 1" x 8' 0" (2.77m x 2.46m). A modern 'Sigma 3' kitchen appointed along three sides with shaker style fronts. A range of base and eye level units beneath Quartz worktops. Stainless steel 1.5 bowl sink with chrome mixer tap and side drainer. Four ring induction hob with integrated extractor. Integrated washing machine, slim line dishwasher, fridge freezer and 'NEFF' oven and microwave. Quartz splashback. Cupboard housing 'Worcester ' combi boiler. All cupboards are soft close. uPVC double glazed window to front. Recessed spotlights. Extractor fan. Inset plinth lights.

LOUNGE AND DINER

Dimensions: 15' 3" x 11' 8" (4.67 maxm x 3.57 maxm). A good sized reception room with double French doors to the rear garden. Tiled flooring. Window to rear. Three radiators.

FIRST FLOOR

LANDING

Approached via an easy rising staircase. Doors to all rooms. Loft access. Airing cupboard.

Radiator. BEDROOM ONE

Dimensions: 11' 9" x 8' 3" (3.59 max m x 2.54m). A good sized bedroom overlooking the front entrance approach. Built out wardrobes with sliding mirrored fronts. Door to ensuite. Radiator.

ENSUITE

Dimensions: 6' 8" x 5' 10" (2.04m x 1.78 maxm). A modern white suite comprising of low level soft close WC, pedestal wash hand basin with chrome mixer tap. Fully tiled shower cubicle with chrome shower head and glass folding door. Obscured glass window to front. Half tiled walls. Recessed spotlights. Laminate flooring. Chrome heated towel rail. Extractor fan.

BEDROOM TWO

Dimensions: 8' 4" x 9' 1" (2.55m x 2.78m). A second bedroom overlooking the rear garden via upvc double glazed windows. Radiator.

FAMILY BATHROOM

Dimensions: 6' 6" x 5' 6" (2.00m x 1.69m). Modern white suite comprising of low level soft close WC, vanity wash hand basin with twin chrome mixer tap. Panelled bath with chrome mixer taps and shower head, glass shower screen. Tiled splashback areas. Laminate flooring. Obscured glass window to rear. Shaving point. Extractor fan. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a delightful, landscaped, low maintenance, good sized rear garden. Double French doors open onto a paved patio leading to a large artificial lawn area. Paved stepping stones leading to a further patio area with timber shed. Timber gate to rear for access. Two parking spaces. Outside Tap. Outside power socket.

FRONT GARDEN

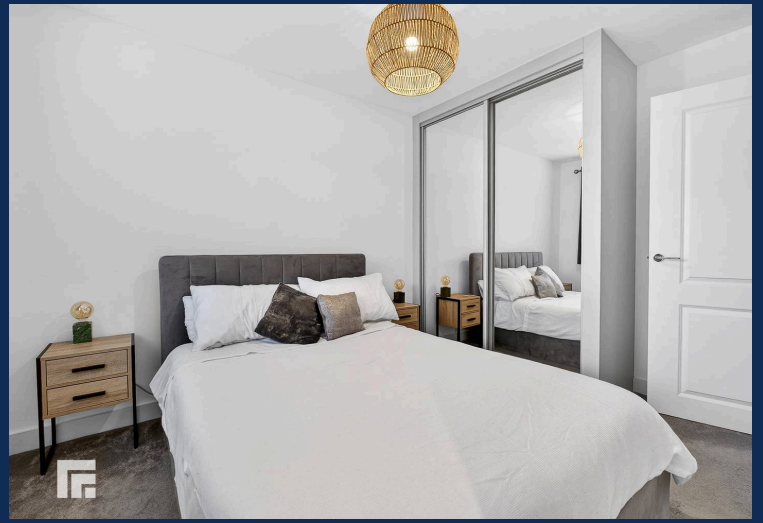
Approached via a paved slab walkway leading to neat bed of shrubs to front door. Property looks out onto a maintained, large green area.

PARKING

Two parking spaces to side







GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 637 sq.ft. (59.2 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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