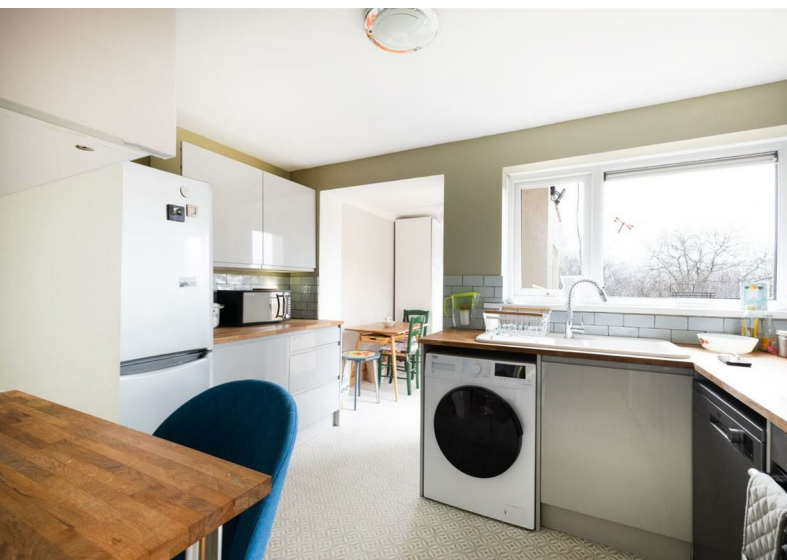




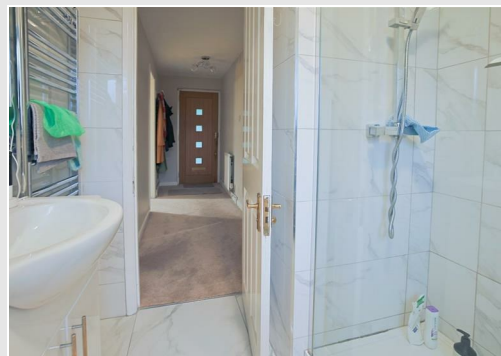
**8 Garth Olwg, Gwaelod-Y-Garth, CF15 9HW**

**Offers In Excess Of £200,000**



# 8 Garth Olwg, Gwaelod-Y-Garth, CF15 9HW

## Offers In Excess Of £200,000



### Description

For Sale, this immaculate ground floor two-bedroom maisonette is situated in a desirable village location of Gwalod y Garth on the outskirts of Cardiff offering easy access to the local villages of Pentyrch, Radyr, and Taff's well, where you will find everyday facilities available including shops, Health centre, dentist, Estate Agents, Post office, public houses/restaurants, schools parks, and leisure facilities.

This ground-floor maisonette offers accommodation comprising a reception hall, Lounge, fitted kitchen, Dining room, two bedrooms, and bathroom.

The property further offers gas central heating, double glazing, garden to the front and rear.

Easy access to rail and road links and the A470 /M4 Motorway.

### Entrance

Open plan entrance porch with featured door-to-front elevation.

### Reception Hall

Central light fitting, central heating radiator.

### Lounge

14'7" x 13'1" (4.45m x 3.99m)

Double-glazed window to front elevation, feature fireplace with marble effect hearth complemented by a featured electric fire, built-in storage, and display unit to the alcove, complimented by built-in storage cupboard, central heating radiator.

### Kitchen

14'7" x 8'3" (4.45m x 2.51m)

Double-glazed window to rear elevation, central light fitting, range of eye and base level units with coordinating works surfaces, tiled splash backs, sink unit with drainer and taps over, plumbed for dishwasher and washing machine built in oven and hob, open plan to;

### Dining Room

9'6" x 5'8" (2.90m x 1.73m)

Double-glazed window to rear and side elevation complemented

by double-glazed door to side elevation. central heating radiator, larder storage cupboard.

### Bedroom One

12'0" x 12'2" (3.66m x 3.71m)

Double-glazed window to rear elevation, central light fitting, built-in storage cupboard, central heating radiator.

### Bedroom Two

12'2" x 8'5" (3.71m x 2.57m)

Double-glazed window to front elevation, central light fitting, built-in storage cupboard, central heating radiator.

### Bathroom

Double-glazed window to rear elevation, bathroom suite comprising coordinating tiled walls and flooring, walk-in glazed shower cubicle with shower, w.c, wash hand basin with featured wall lighted mirror over.

### Front Garden

Enclosed garden laid to lawn complemented by paved garden path offering access to the property and rear access.

### Rear Garden

Enclosed rear garden with desirable views across the valley, access from side pathway and property to the decked and paved sitting area, steps leading down to the lower enclosed garden laid to lawn, garden shed.

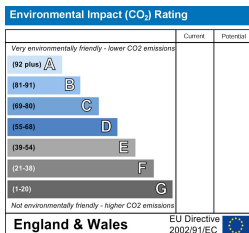
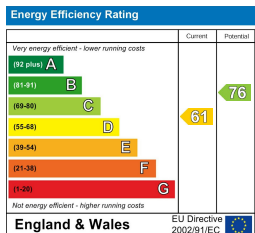
### Council Tax

Band C.

### Tenure

We have been advised that the property is LEASEHOLD. This property is now available for purchase with a newly EXTENDED lease of 125 years!





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.