



8 Heol Y Nant, Cardiff, CF15 9HE

Price £325,000

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Property Details

Located in the heart of the desirable Gwaelod-y-Garth area, this three-bedroom semi-detached property is the perfect blend of charm, comfort, and convenience, making it an ideal home for families, professionals, and anyone looking to enjoy the best of Cardiff's suburban life.

Upon entering, the welcoming reception hall leads you to a beautifully appointed lounge, complete with a feature stone fireplace that promises cosy evenings. The adjacent dining room, with its coved ceiling and central lighting, provides a perfect setting for family meals or entertaining guests.

The heart of the home, the kitchen, is fitted with a range of eye and base level units, stainless steel sink, and a breakfast bar for casual dining. The utility area next to the kitchen ensures the home stays organized, leading to a ground-floor shower room for added convenience.

Upstairs, the landing opens to three generously sized bedrooms, each with built-in storage and double-glazed windows that flood the rooms with natural light. The family bathroom, equipped with a modern suite including a bath with an overhead electric shower, serves the bedrooms.

The property's exterior spaces are equally impressive. The front garden, enclosed for privacy, leads to a spacious and mature rear garden. This outdoor sanctuary features paved areas, lush borders, a fish pond, and a patio area, offering a tranquil retreat for relaxation and outdoor entertainment.

The location couldn't be more convenient. Nestled in a popular residential area, the home is just a stone's throw away from local amenities, including pubs, restaurants, a health centre, and schools. Recreational facilities are abundant, ensuring you never run out of things to do. Moreover, the property boasts excellent transport links, making it easy to explore Cardiff and beyond.

In summary, this property offers not just a house but a home filled with potential for creating lasting memories. Its

combination of spacious interiors, charming character, and prime location makes it a must-see for those seeking a peaceful yet connected lifestyle in Cardiff.

Entrance

Enter via Double glazed door to side elevation

Reception Hall

Double-glazed window to front elevation, coved ceiling, central light fitting, central heating radiator, stairs to the first floor.

Lounge

15'3 x 15'1 (4.65m x 4.60m)

Two Double glazed windows to the rear elevation complemented by double glazed window to front elevation, central light fitting, coved ceiling, featured stone fireplace, central heating radiator

Dining room

11'3 x 9'3 (3.43m x 2.82m)

Double-glazed window to front elevation, coved ceiling, central light fitting, central heating radiator

Kitchen

11'6 x 9'2 (3.51m x 2.79m)

Double-glazed window, range of eye, and base level units with coordinating work surfaces, stainless steel sink unit with drainer and taps over, splashbacks, breakfast bar, space for cooker, fridge, and tiled flooring.

Utility Room

Double glazed door to garden, central light fitting, space for fridge freezer, tiled flooring, access to

Ground Floor Shower Room

Double-glazed window, central light fitting, tiled walls and flooring, shower area, wash hand basin, and w.c, central heating radiator

First Floor Landing

Double-glazed window to front elevation, central light fitting, access to loft space, built-in storage cupboard

Bedroom One

15'1 x 9'6 (4.60m x 2.90m)

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

Bedroom Two

11'9 x 9'2 (3.58m x 2.79m)

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

Bedroom Three

9'2 x 8'6 (2.79m x 2.59m)

Double-glazed window to rear elevation, central light fitting, central heating radiator.

Bathroom

Double-glazed window to rear elevation, Bathroom suite comprising bath with electric shower over complemented by shower screen, pedestal wash hand basin, w.c, central heating radiator.

Front Garden

Enclosed garden to the front, pathway to property

Side Garden

Good-width pathway with a border laid with plants and shrubs

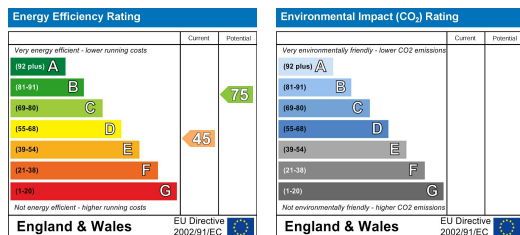
Rear Garden

The enclosed mature rear garden of an excellent size offers paved areas of different levels, giving access to borders of plants, trees, and shrubs, a garden fish pond, a garden shed, and a patio area for sitting and enjoying this private garden.

Council Tax

Band D.





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