



Clos Y Gadwyn,
Plasdwr, Cardiff,
CF5 2FB



Asking Price
£425,000

4 Bedrooms
House - Semi-Detached

A versatile and exceptionally spacious four/five bedroom semi-detached family home, ideally located on Clos Y Gadwyn in the sought after and prestigious 'Lewis Homes' development. This stunning property comes with the balance of the NHBC warranty and is offered for sale in immaculate order throughout. The accommodation is spread over three floors and briefly comprises, spacious entrance hallway, kitchen, cloakroom and family room. To the first floor, there is a very generous lounge that could be used as a fifth bedroom if desired, a family bathroom and bedroom. The second floor comprises of an impressive master bedroom with ensuite, two further bedrooms and a family shower room. A sunny and enclosed rear garden comprising of paved patio and lawn areas, along with a driveway and single garage, complete this superb home. The amenities of Radyr and Danescourt are close by, along with excellent links to the City and M4. Viewings are highly recommended.



GROUND FLOOR

ENTRANCE HALLWAY

5'10" x 17'3"

Approached via a composite entrance door leading to the spacious entrance hallway with staircase to first floor. Fitted under-stairs storage with consumer unit. Oak laminate flooring.

KITCHEN

8'0" x 12'9"

Well-appointed modern kitchen with a range of wall and base units with contrasting worksurfaces. One and half bowl sink, integrated fridge freezer washing machine and dishwasher. Double oven and microwave. Inset five ring gas hob with splash back and cooker hood above. Concealed 'Worcester' heating boiler. Oak laminate flooring.

FAMILY ROOM

15'7" x 9'9"

A delightful rear reception with double opening French doors leading to the rear garden. Further UPVC window to side and rear aspects. Currently utilised as a dining and sitting room. Radiator. Oak laminate flooring.

CLOAKROOM

7'1" x 4'0"

A spacious cloakroom with white suite comprising low level WC, wash hand basin. Tiling to half height. Extractor fan. Radiator. Oak laminate flooring.

FIRST FLOOR



Features

- SEMI DETACHED
- FOUR/FIVE BEDROOMS
- THREE BATHROOMS
- MASTER EN-SUITE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- GARAGE
- CLOSE TO LOCAL AMENITIES
- GOOD TRANSPORT LINKS
- VIEWING HIGHLY RECOMMENDED

LANDING

Approached via carpeted staircase leading to the spacious first floor landing area. Useful storage cupboard. Additional staircase to second floor. Ample space to create a working from home.

LOUNGE/BEDROOM FIVE

15'1" x 14'0"

A spacious and versatile reception room or potential fifth bedroom (dependant on needs). With carpeted floor. Juliette balcony. Overlooking the rear garden. Radiator.

BEDROOM FOUR

8'9" x 12'6"

Overlooking the front aspect of the property with carpeted floor, painted walls, smooth ceiling and radiator. A well-proportioned bedroom. Radiator.



FAMILY BATHROOM

6'2" x 6'11"

A white suite comprising low level WC, wash hand basin vanity and panelled bath. Half wall tiling. Chrome heated towel rail. Vinyl flooring.

SECOND FLOOR**LANDING**

Via carpeted staircase leading to the second floor landing. Useful storage cupboard and doors to all rooms.

BEDROOM ONE

11'11" x 15'2"

(max) An excellent sized master bedroom overlooking the front aspect. This bright and spacious bedroom has, carpeted floor, painted walls, smooth ceiling and radiator. Door to;

ENSUITE SHOWER ROOM

6'1" x 5'10"

A white suite comprising low level WC, wash hand basin, shower cubicle with chrome 'Mira' shower. Tiling to splash back areas. Extractor fan. Chrome heated towel rail. Vinyl flooring.

BEDROOM TWO

7'2" x 13'9"

A further double bedroom overlooking the rear aspect. With carpeted floor, painted walls, smooth ceiling and radiator.

BEDROOM THREE

7'10" x 10'1"

A double bedroom overlooking the rear aspect of the property. With carpeted floor, painted walls, smooth ceiling and radiator.

SHOWER ROOM

5'1" x 7'1"

An excellent third facility with low level WC, wash hand basin vanity unit, shower cubicle with glazed enclosure

OUTSIDE**REAR**

Enjoying a south easterly aspect. Paved patio leading to a tiered lawn area with artificial grass and gate to driveway with space for 2 cars, and garage. The garage has been partially converted into a bar and TV room.

FRONT

Pathway and steps to front door.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

SERVICE CHARGE approx. £200p.a for upkeep of communal areas.

**COUNCIL TAX
BAND G**

Information

- Tenure: Freehold
- Council Tax Band: G
- Floor Area: 1497.20 sq ft
- Current EPC Rating: B
- Potential EPC Rating: A



4 BEDROOMS



4 BATHROOMS

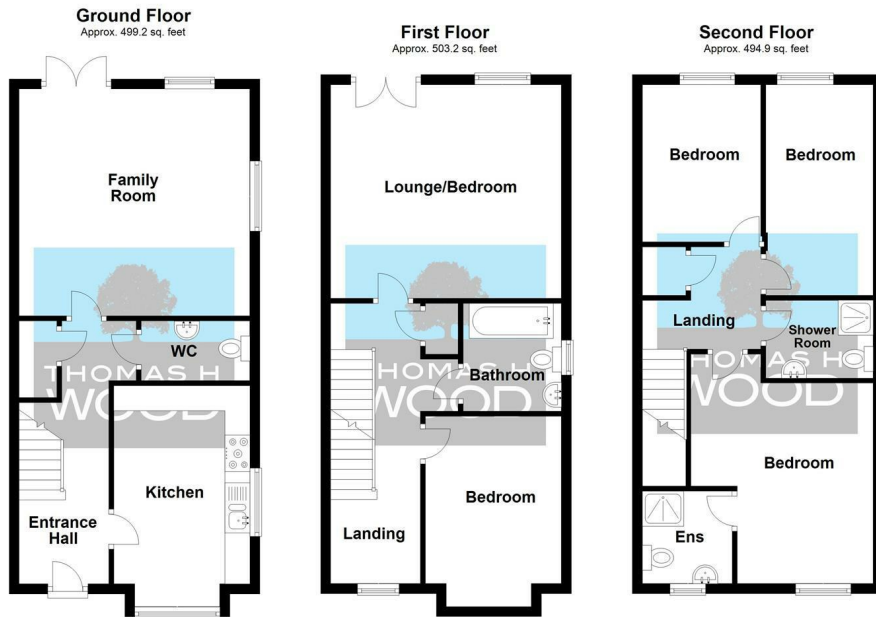


2 RECEPTION ROOMS



ENERGY RATING: B





Total area: approx. 1497.2 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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