

6 Bristol Terrace

Gwaelod-Y-Garth, Cardiff CF15 9HR

- Stone cottage
- Charming & full of character
- Village location
- Two bedrooms
- Wood burner
- Parking to the rear
- EPC C

Guide price £225,000

www.hern-crabtree.co.uk



A beautiful stone cottage situated in the lovely village of Gwaelod Y Garth. Retaining plenty of character and charm throughout and yet contemporary style with modern Kitchen and Bathroom suites. Featuring a stone fireplace with wood burner, parking to the rear, two bedrooms and a convenient location with easy access to the M4 & A470.

Lounge / Dining room 12'8" x 12'6" (3.86m x 3.81m)

Double glazed stable door to a charming, cozy reception room with feature stone fireplace and hearth with multi fuel burning stove. Feature beams to the ceiling. Panelled radiator. Double glazed window to the front elevation. Feature wood laminate flooring. Power points. TV aerial point. Curved stone staircase rising to the first floor. Bespoke wooden stable style doors to the Kitchen.

Kitchen 13'10" x 6'11" (4.22m x 2.11m)

A contemporary style Kitchen well fitted with a range of matching wall and base units with cupboards and drawers offering good storage facilities and complimentary work surfaces over. Built in electric oven with electric hob with cooker hood over. Inset stainless steel sink drainer unit with mixer taps. Integrated slim line dishwasher. Plumbing for washing machine. Built in fridge freezer. Feature flooring. Panelled radiator. Double glazed window to the rear elevation. Double glazed door to the rear giving access to the garden. Walls are part tiled. Smooth plastered ceiling.

Landing

A good size Landing with feature wooden doors to all upstairs rooms. Loft access.

Bedroom One 12'6" max x 10'11" max (3.81m max x 3.33m max)

A beautifully presented master bedroom with double glazed window to the front elevation with lovely views. Panelled radiator. Built in wardrobes providing good storage and an additional built



in floor to ceiling cupboard with storage.

Bedroom Two 7'7" x 6'10" (2.31m x 2.08m)

Well presented second bedroom with double glazed window to the rear elevation. Built in storage. Smooth plastered ceiling. Panelled radiator. Wood effect laminate flooring.

Bathroom

A contemporary style Bathroom fitted with a three piece suite in white comprising: panelled bath with mains pressure shower over, pedestal wash hand basin and low level WC. Walls are tiled. Double glazed obscure window to the rear elevation. Cupboard

housing gas central heating boiler. Smooth plastered ceiling.

Outside Front

An attractive frontage to this stone cottage with stone wall and pedestrian access to the property.

Outside Rear

The rear Garden is built into the hillside and so terraced with a feature decked sun terrace. Paved patio area immediately accessible from the Kitchen. Stone steps leading up throughout the Garden and giving access to the parking area to the rear of the plot.

Parking

Situated at the rear of the plot

