



8 Garth Olwg, Gwaelod-Y-Garth

Cardiff

Guide Price £185,000

**fortis**



8 Garth Olwg

Gwaelod-Y-Garth, Cardiff

Recently modernised, charming 2-bed ground floor maisonette with sleek kitchen, modern shower room, and spacious front & rear gardens

- book a viewing today!

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Ground Floor Maisonette
- Recently Modernised
- Two Double Bedrooms
- Modern Shower Room
- Modern Kitchen
- Extensive Front & Rear Gardens
- Double Glazing
- Viewing Recommended



Hallway

Accessed via wooden front door with four inset glazed panels, wall mounted radiator, built in storage, ceiling light point, door to;

Lounge

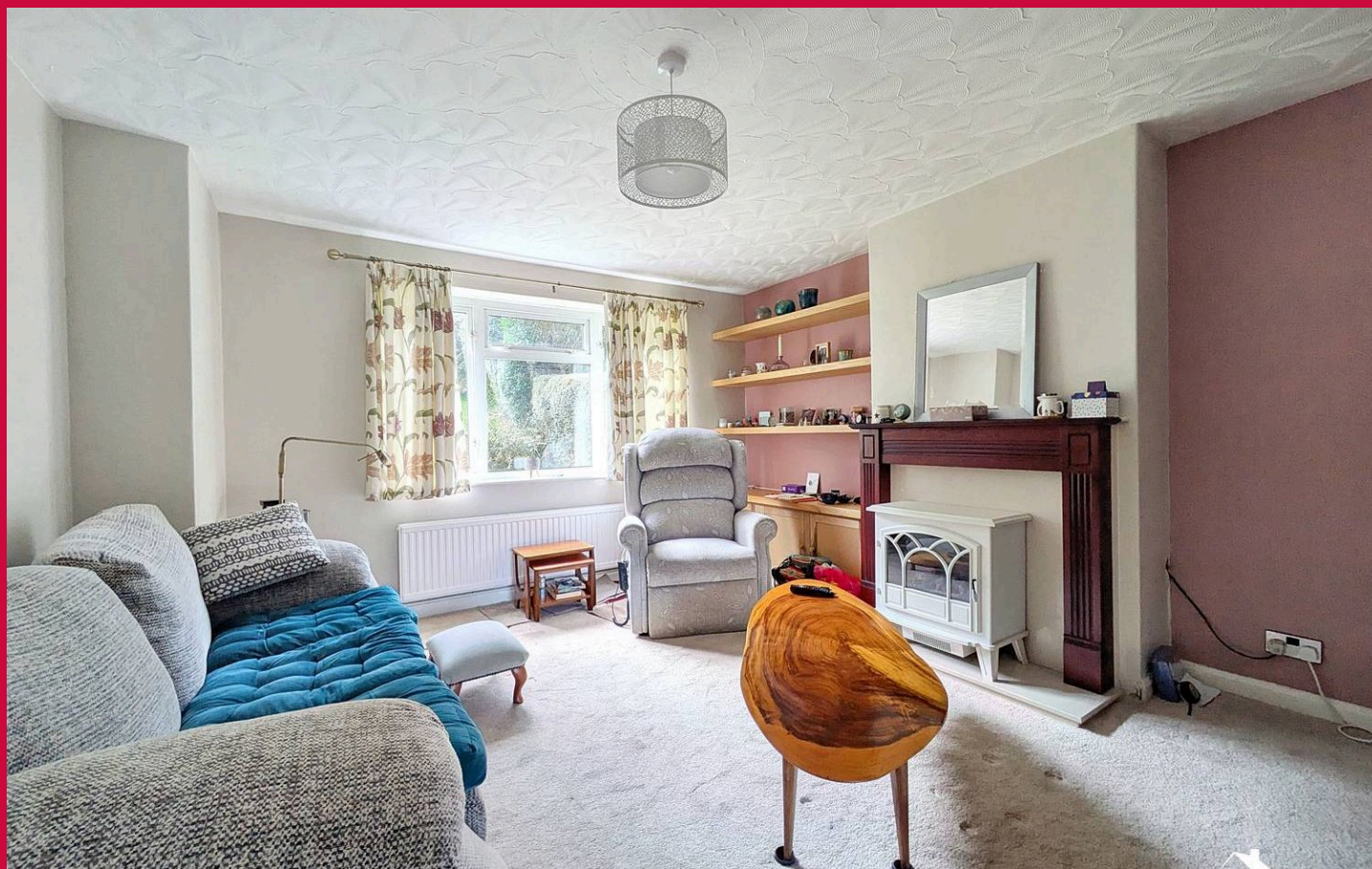
Front aspect window, large radiator, feature fireplace, built in storage, ceiling light point, door to;

Kitchen

Modern kitchen, fitted with a range of wall and base level cupboard and drawer units, work surfaces over with inset one and a half bowl sink and draining unit with mixer tap over, tiled splashbacks, breakfast bar, electric oven and grill, space for domestic appliances, window looking onto garden, vinyl flooring, ceiling light point, radiator, and access to;

Breakfast Room

Dual aspect room with windows to side and rear, door to the garden, radiator, ceiling light point, vinyl flooring.





Bedroom One

Good size double bedroom, window overlooking garden, radiator, ceiling light point.

Bedroom Two

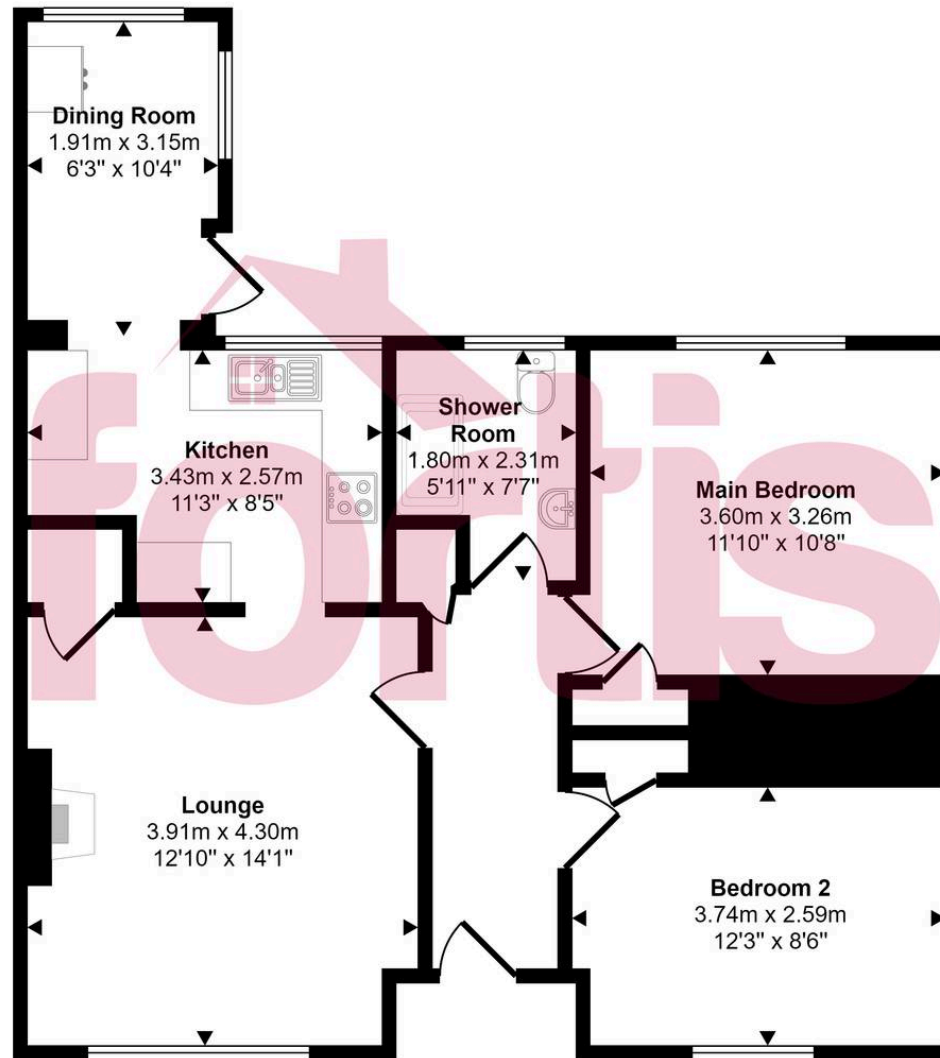
Good size single bedroom, window overlooking front garden, radiator, ceiling light point.

Shower room

Modern three piece suite comprising walk in shower tiled on two sides with rain water shower head and hand held shower attachment, glass shower screen, low level WC with push button flush, vanity unit with inset sink and storage cupboards beneath, tiled walls, chrome effect wall mounted heated towel rail, tiled floor, ceiling light point, frosted window.



Approx Gross Internal Area
66 sq m / 713 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

GARDEN

Extensive gardens to the front and rear of the property. Mainly laid to lawn with shingle borders, raised decking, trees and shrubs.

PARKING

On street

