



High specification home in a rural setting

3 Crib y Lan, Gwaelod-y-Garth, Cardiff, CF15 9LA

Freehold



Set within a bespoke development of 8 houses • Spacious living accommodation • Detached garage converted to a versatile gym/office • Set in the countryside, in the popular village of Gwaelod-y-Garth • Can be offered with no onward chain

The Property

Crib y Lan is a rural development of high specification houses in Gwaelod y Garth. Number 3 is a detached four bedroom home, perfect for those looking for something modern, but within a rural setting.

Entered via the front door, the hall is a generous size; there is large storage cupboard, guest wc and stairs to the first floor. Double doors open onto a large living room, with a window and French doors opening onto the rear garden. The kitchen has been finished beautifully with a combination of high gloss, modern wall and base units with granite worktops over. Integrated appliances include an induction hob with extractor over, oven, dishwasher and fridge/freezer. There is ample space for a breakfast table. The comprehensive utility room features a second sink, space and plumbing for a washing machine and tumble dryer, the boiler, and plenty of storage, with a door to the side.

Upstairs, there are four bedrooms, the principal bedroom boasting two fitted wardrobes and a generous en suite shower room. The three additional bedrooms are serviced by a large family bathroom, finished to a high level.

Outside

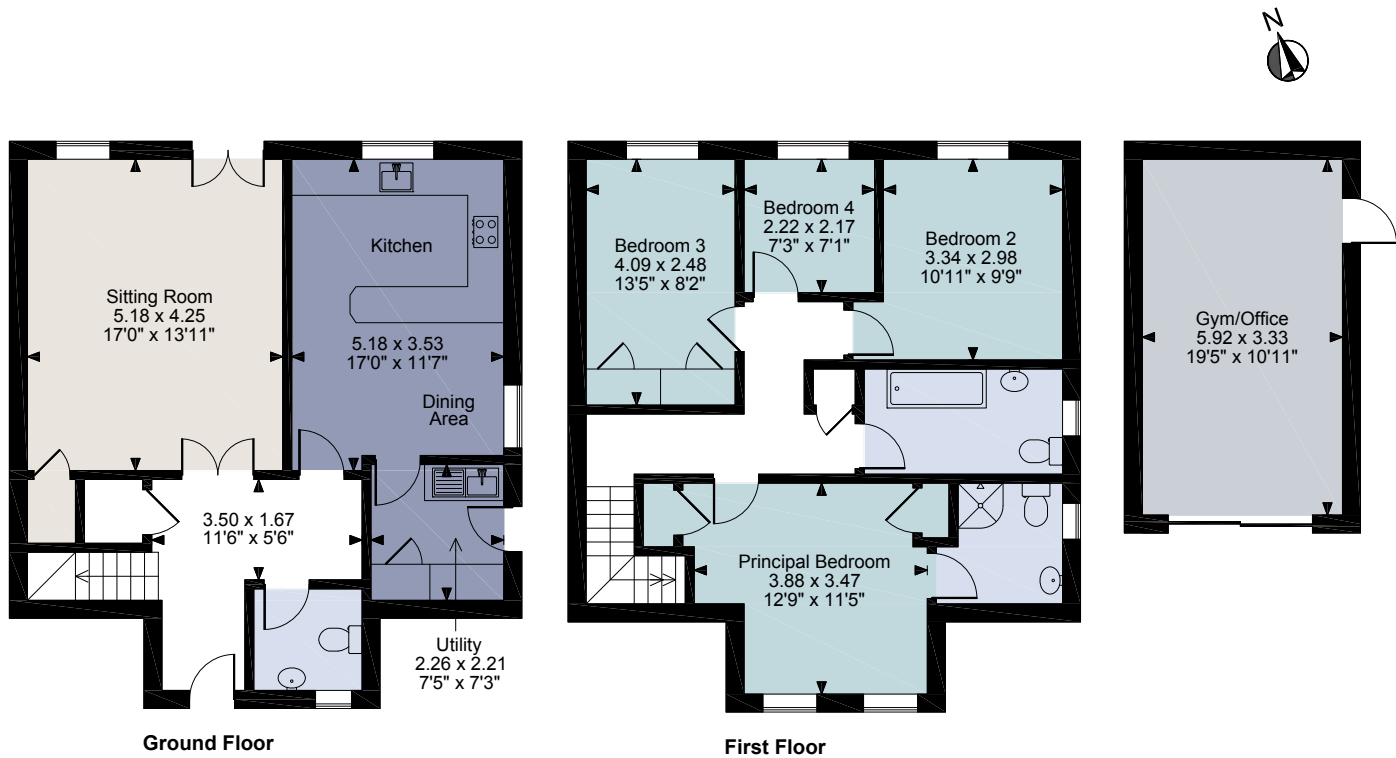
Outside, there is a private garden with patio and lawn, a large driveway and a detached garage that has been converted to a versatile room which could be used as an office or a gym.





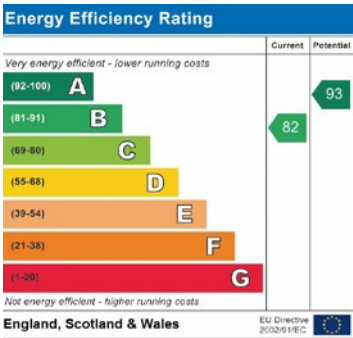
Crib Y Lan, Gwaelod-y-Garth
Main House gross internal area = 1,345 sq ft / 125 sq m
Gym/Office gross internal area = 212 sq ft / 20 sq m

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