

Gelligaer Gardens

CATHAYS, CARDIFF, CF24 4LT

OFFERS IN EXCESS OF £300,000

Hern &
Crabtree



Gelligaer Gardens

A Character Home with Huge Potential in Leafy Cathays – No Chain

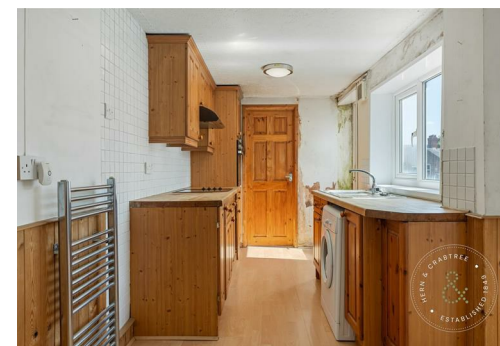
Tucked away on the ever-popular Gelligaer Gardens, just off Maindy Road, this charming three-bedroom home offers a fantastic opportunity for buyers looking to create something special. With its traditional features, generous garden, and scope to modernise or extend (subject to planning), it's a rare chance to put your own stamp on a classic Cardiff home.

Step through the entrance hall and you're greeted by beautifully preserved original tiled flooring that sets the tone for what's to come. At the front, the bay-fronted living room enjoys lovely natural light, while the heart of the home lies in the open plan kitchen/dining/sitting room — ideal for family life or entertaining. There's also the added bonus of a ground floor bathroom. Upstairs you'll find three good-sized bedrooms and a second bathroom, offering flexibility for families or sharers alike.

The rear garden is surprisingly spacious, offering real potential for landscaping or further development. With rear lane access and no onward chain, this is a home that's just waiting to be transformed.

Living in Cathays

Cathays is a vibrant and well-connected part of Cardiff, popular with students, professionals, and young families. Its blend of period housing, independent cafés, leafy parks, and proximity to the city centre makes it a consistently desirable location. Gelligaer Gardens itself is a quieter residential street, yet you're just moments from the buzz of Crwys Road, access to Maindy Leisure Centre, and excellent public transport links. It's also within walking distance of Cardiff University, Heath Hospital, and the city centre — ideal for commuters or academics.



1025.00 sq ft

Entrance Hall

Entered via a traditional stained glass door to the front with matching stained glass windows. Stairs to the first floor, radiator, period tiled floor, electric fuse board cupboard.

Doors to:

Living Room

Double glazed bay window to the front, wood parquet flooring, radiator, feature fireplace.

Sitting Room

Open plan to kitchen diner. Double glazed bay window to the rear, bay radiator, gas fireplace, laminate flooring.

Kitchen / Diner

Open to sitting room, dining area. Kitchen has double glazed window to the side and double glazed door to the garden. Wall and base units with work tops over, four ring electric hob, 1.5 bowl sink and drainer. Space and plumbing for washing machine, integrated oven. Vertical radiator, wood laminate floor, door to bathroom.

Bathroom

Double obscure glazed window to the rear and side. Spa bath, WC, wash basin, tiled walls, tiled floor, radiator, extractor fan.

First Floor

Stairs rise up from the entrance hall with arts and crafts wooden handrail and spindles.

Landing

Matching banister, doors to:

Bedroom One

Double glazed bay window to the front, radiator, picture rail.

Bedroom Two

Double glazed window to the rear, airing cupboard housing 'Vailant' gas boiler. Radiator, fitted wardrobe to alcove.

Bedroom Three

Double glazed window to the front, radiator, loft access hatch.

Bathroom

Double obscure glazed window to the rear. Bath with electric shower over, WC, wash basin, tiled wall, vinyl flooring, radiator.

Outside

Front

Front forecourt with low rise wall and gate.

Rear Garden

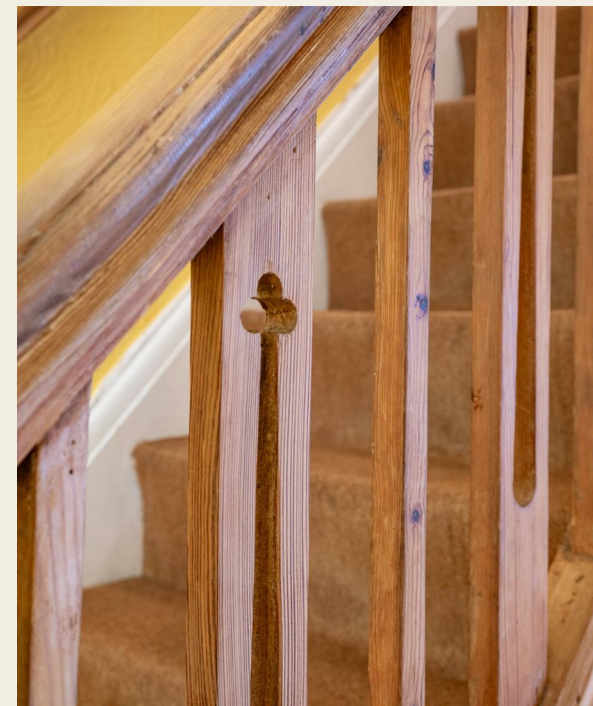
Patio sitting area, lawn, timber decking, gate access to a gated rear lane. Large A-frame timber shed/summer house.

Tenure

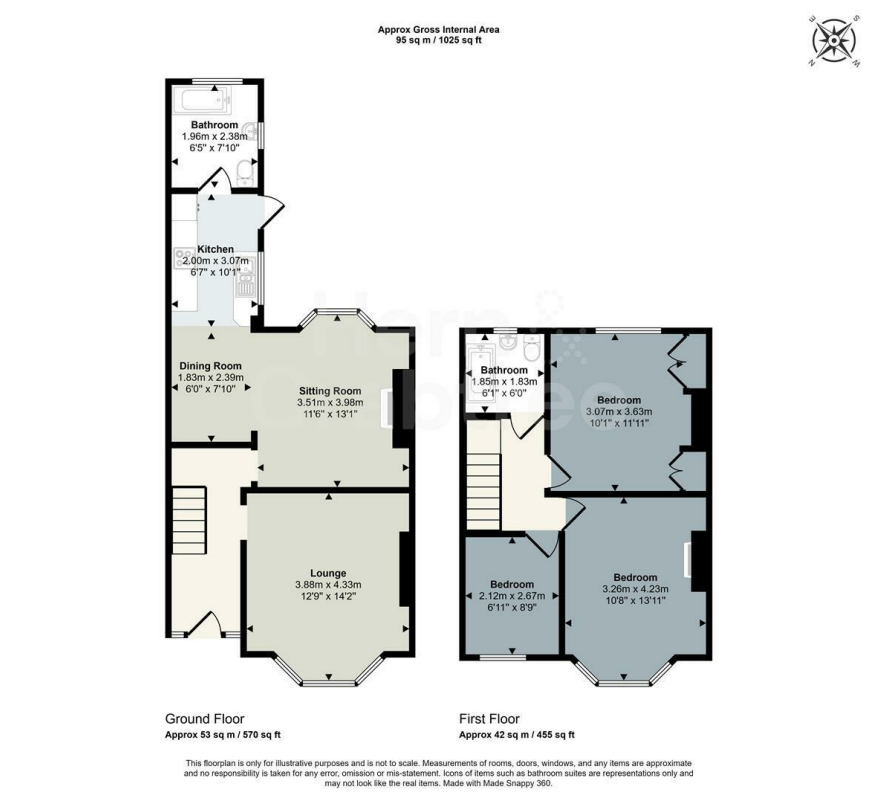
We have been advised by the vendor that the property is freehold.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

