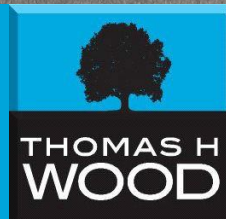




17 Tyla Teg

Pantmawr, Cardiff, CF14 7TL



Asking Price Of £395,000

4 Bedrooms





A truly impressive four bedroom, semi-detached property which has been renovated to the highest of standards. Situated on the popular Pantmawr development, this stunning property has been modernised to create a beautiful family home benefiting from open plan living to the rear, a lovely south facing rear and a recently laid block paved driveway. The accommodation briefly comprises, entrance, hallway, doakroom, lounge, open plan kitchen/diner to the ground floor. To the first floor there is a landing, three bedrooms and a family bathroom. To the second floor is a generous master bedroom. The property further benefits from easy access to M4 motorway and a short distance to Rhiwbina village.

#### **ENTRANCE**

via UPVC front door to endosed porch with tiled floors, painted walls, space for coats and shoes, door into entrance hallway.

Entrance hallway with solid wood block floor, painted walls, smooth ceiling with coving, UPVC window to side aspect, door to lounge, kitchen diner and WC.

#### **WC**

2' 6" x 5' 0" (0.77m x 1.53m) with wood block floor, low-level WC with corner sink and chrome mixer tap. Metro brick half tiled walls, UPVC window to side aspect.

#### **LOUNGE**

12' 4" x 13' 11" (3.78m x 4.25m) a spacious lounge overlooking the quiet frontage, with woodblock floor, painted walls, smooth ceiling, radiator with TRV, feature gas fire with marble hearth and wooden surround.



### **FAMILY ROOM**

10' 11" x 11' 10" (3.33m x 3.61m) with grey tumbled limestone floors, feature log burning stove, painted walls, smooth ceiling with coving, grey vertical radiators with TRV. Opening to kitchen/diner.

### **OPEN PLAN DINER**

17' 8" x 8' 11" (5.39m x 2.72m) (max) A spacious open plan diner with grey tumbled limestone floors, space for large dining table. Opening to kitchen and two UPVC sliding doors to the garden and raised deck area.

### **KITCHEN**

7' 3" x 15' 11" (2.22m x 4.86m) (max) a stunning and recently renewed kitchen with solid oak worktops, Belfast sink with 'boiling' hot water tap and tiled splashback. Five ring gas hob with canopy over and a good mixture of wall and base units with pull-out larder, magic corner integrated fridge and dishwasher.

### **LANDING**

with painted walls, smooth ceiling with coving, doors to all rooms, stairs to master bedroom.

### **MASTER BEDROOM**

15' 1" x 16' 9" (4.60m x 5.12m) with grey oak laminate floor, painted walls, Velux windows to rear aspect, recess space for desk, eaves storage and built-in wardrobe.

### **BEDROOM TWO**

11' 4" x 13' 11" (3.47m x 4.26m) with carpeted floors, painted walls, smooth ceiling with coving, fitted wardrobes, UPVC window overlooking the front aspect and radiator with TRV

### **BEDROOM THREE**

10' 10" x 8' 7" (3.32m x 2.64m) with carpeted floors, painted walls, radiator with TRV, UPVC window to rear aspect

### **BEDROOM FOUR**

7' 1" x 7' 7" (2.16m x 2.33m) with carpeted floors, painted walls, papered ceiling with coving, radiator with TRV, UPVC window to front aspect

### **FAMILY BATHROOM**

7' 3" x 6' 10" (2.21m x 2.09m) with tiled floors and fully tiled walls. A four piece white suite with separate shower with glazed screen and chrome mixer shower, wall hung basin and chrome mixer tap, low-level WC, bath with chrome mixer. UPVC obscure window to side aspect and chrome towel radiator

### **OUTSIDE**

#### **Front**

Block paved driveway, mature hedge row borders leading to single garage. The garage has power and is currently used as a utility room with freezer and tumble dryer.

#### **Rear**

beautiful rear garden with raised decking and lovely views, leading to mainly laid lawn with mature plants, and shrubs. A further raised patio area with a small shed. BBQ canopy and door to garage.

### **TENURE**

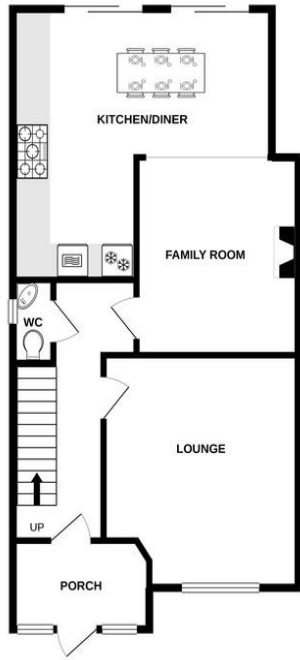
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

### **COUNCIL TAX Band F**

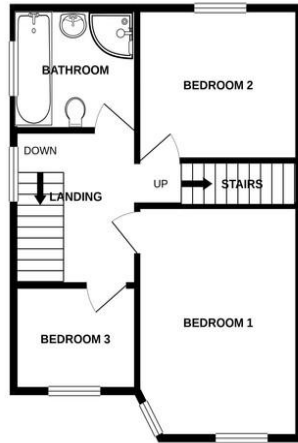




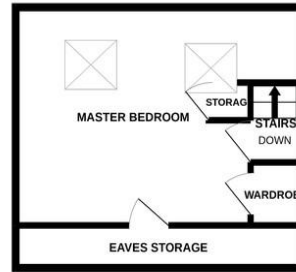
GROUND FLOOR  
58.6 sq.m. (631 sq.ft.) approx.



1ST FLOOR  
41.1 sq.m. (443 sq.ft.) approx.



2ND FLOOR  
26.3 sq.m. (283 sq.ft.) approx.



TOTAL FLOOR AREA : 126.0 sq.m. (1357 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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