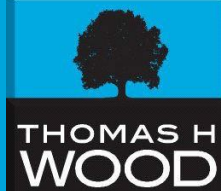




4 Clos Caewal

Tongwynlais, Cardiff, CF15 7NX



Guide Price £300,000

3 Bedrooms



An extended and beautifully presented 3 bedroom family home situated in the popular location of Tongwynlais and within proximity to the village amenities, scenic country walks, Castell Coch and excellent road links to the A470, M4 and Cardiff city centre. The current owner has maintained the property to high standard and benefits from a generous extension to the rear, UPVC windows, Baxi combination boiler and a sunny rear garden. Furthermore, the property has been adapted for wheelchair access with a lift being installed from the dining room to the first floor. The accommodation comprises hallway, ground bathroom, lounge, dining room, kitchen, and family room. To the first floor there are three good size bedrooms. As well as being beautifully presented, further benefits include front & rear gardens, double glazing, parking to rear and gas central heating with modern combination boiler.

ENTRANCE HALLWAY

via timber front door with electronic push button entry, leading to hallway with laminate flooring, painted walls, textured ceiling, under stairs cupboard, doors to all rooms and stairs to first floor.

LOUNGE

10' 10" x 14' 7" (3.31m x 4.47m) with carpeted floors, painted walls, smooth ceiling with coving, feature wood burning stove with slate hearth, UPVC window to front aspect, radiator with TRV

GROUND FLOOR BATHROOM

4' 5" x 11' 8" (1.37m x 3.58m) with fully tiled walls and mosaic border, tiled floors, low-level WC, wash hand basin vanity unit with chrome mixer tap. Bath tap with chrome waterfall tap and handheld shower, wet room shower enclosure with glazed screen, chrome mixer shower and handheld shower, chrome recess spotlights chrome towel



KITCHEN

8' 8" x 8' 7" (2.65m x 2.64m) with tile laminate flooring, a good selection of wall and base units with contrasting worktops over. Hotpoint electric hob, Bosch electric oven, space for dishwasher and washing machine. Stainless steel sink and chrome tap, tiled splash backs and chrome sockets

DINING ROOM

11' 1" x 8' 8" (3.40m x 2.66m) with laminate flooring, feature papered wall, smooth ceiling, painted walls, internal lift, and radiator panel

FAMILY ROOM

20' 7" x 10' 0" (6.28m x 3.05m) open plan to the kitchen and dining room with laminate flooring, painted walls, smooth ceiling, radiator with TRV, UPVC window and UPVC door French doors to the patio and rear garden.

LANDING

via half turn staircase with carpeted floors, painted walls, textured ceiling, access to loft hatch and doors to all bedrooms

BEDROOM ONE

13' 0" x 11' 10" (3.97m x 3.63m) a generous master bedroom with laminate flooring, painted walls, smooth ceiling, UPVC window to rear aspect, radiator with TRV, door to ensuite WC, opening to lift

ENSUITE WC

with lino flooring low-level WC and wash hand basin with chrome mixer tap vanity unit UPVC window to rear aspect chrome towel rail

BEDROOM TWO

10' 11" x 12' 0" (3.34m x 3.66m) with carpeted floors, painted walls, textured ceiling, fitted glazed wardrobes, storage cupboard with Baxi combination boiler, UPVC window to front aspect, radiator with TRV

BEDROOM THREE

9' 1" x 8' 11" (2.78m x 2.72m) with carpeted floors, painted walls, textured ceiling, UPVC window to front aspect, radiator with TRV

OUTSIDE FRONT

occupying a seduced position with driveway parking for two cars, decorative slate borders with mature plants and shrubs. The property further benefits from a single garage situated opposite the property and accessed via the pathway

OUTSIDE REAR

a generous rear garden with laid patio, decorative stone borders, mature shrubs and trees and shed to the rear of the garden

TENURE

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

COUNCIL TAX

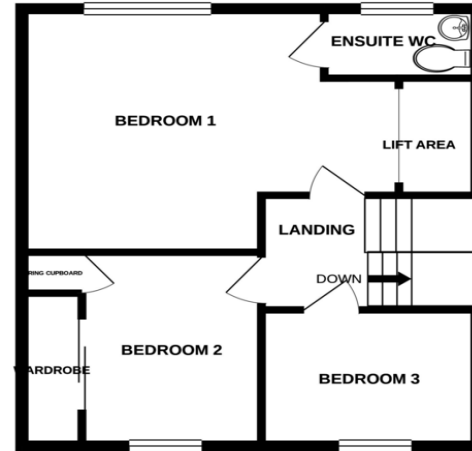
Band E



GROUND FLOOR
67.8 sq.m. (730 sq.ft.) approx.



1ST FLOOR
45.8 sq.m. (493 sq.ft.) approx.



TOTAL FLOOR AREA : 113.6 sq.m. (1223 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		82 B
69-80	C		
55-68	D		
39-54	E	52 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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