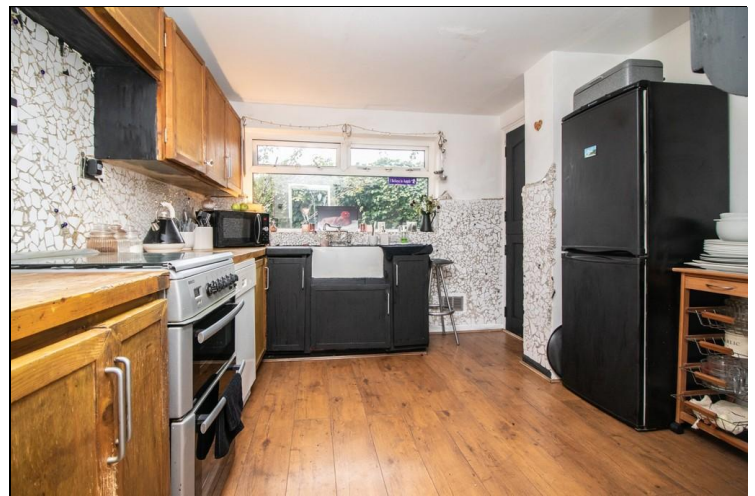


55 Queen Street

Tongwynlais | Cardiff | CF15 7NN

End Terraced Cottage | Offers In Excess Of £265,000



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# PROPERTY DESCRIPTION

**\*\* TWO BEDROOM END OF TERRACE COTTAGE IN TONGWYNLAIS \*\*** An opportunity to acquire this extended two bedroom end of terrace property set in the popular village of Tongwynlais, with transport links to the A470 and M4 Motorway and within close walking distance to local amenities. The accommodation briefly comprises; entrance porch, kitchen, lounge/dining room and sitting/play room. To the first floor there are two double bedrooms and a bathroom. Rear and side gardens (we are advised that there is lapsed planning consent for a detached dwelling on the side garden). Garage. Gas Central Heating. EPC: D

- **Tenure** Freehold
- **Council Tax Band** D
- **Floor Area (approx.)** 918 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Local amenities include a shop, chemist, golf club, primary school, public houses and hairdressers. Tongwynlais also boasts proximity to Castell Coch and the Taff Trail.

## ENTRANCE PORCH

Approached via a wood panelled front door, tiled flooring, door to lounge.

## LOUNGE/DINER

20' 11" x 13' 6" (6.39m x 4.13m) A good sized principle reception with windows to front and side, feature fireplace, staircase to first floor, radiator. Door to kitchen and sitting room.

## SITTING/PLAYROOM

10' 4" x 10' 2" (3.16m x 3.10m) A versatile second reception with French doors to the garden, window to front, laminate flooring and radiator.

## KITCHEN

10' 3" x 10' 0" (3.13m x 3.07m) Appointed along two sides in wood panelled fronts and wood worktop surface, inset Belfast sink, space for cooker, matching range of eye level wall cupboards, laminate flooring, radiator. Door to utility room.

## UTILITY ROOM

Plumbing for washing machine, wash hand basin, wall mounted Potterton combination gas central heating boiler, laminate flooring, window to rear and radiator.

## FIRST FLOOR

### LANDING

Approached via a quarter turning staircase leading to the central landing area.

## BEDROOM ONE

13' 4" x 10' 9" (4.07m x 3.30m) An excellent sized principle bedroom, feature exposed brick fireplace, a range of open wardrobes to one side with hanging rails and shelving, wood floor boarding, window to rear and radiator.

## BEDROOM TWO

10' 4" x 9' 9" (3.16m x 2.98m) A second double bedroom with two windows to front, wood floor boarding and radiator.

## FAMILY BATHROOM

10' 4" x 10' 2" (3.15m x 3.11m) A sizeable family bathroom comprising low level W.C, pedestal wash hand basin, bath with shower mixer tap, window to front, large storage cupboard with shelving and radiator.

## OUTSIDE

### FRONT

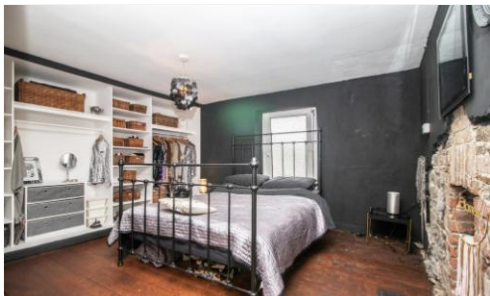
Pathway to front door.

### REAR AND SIDE GARDEN

A superb low maintenance rear garden comprising large paved patio area continuing to an excellent Astro turf relaxation area, enclosed by timber lap fencing. Door to garage. Gate to front.

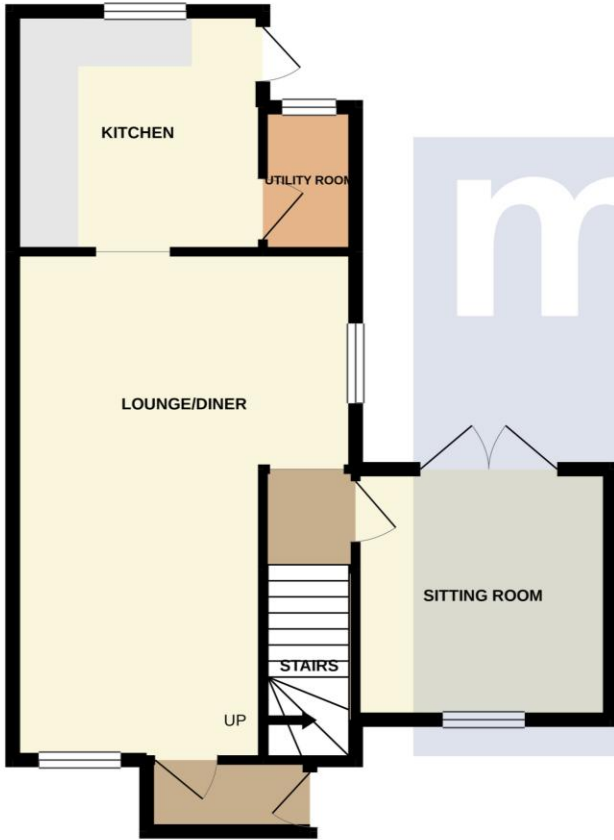
## GARAGE

Detached single garage, power and lighting.

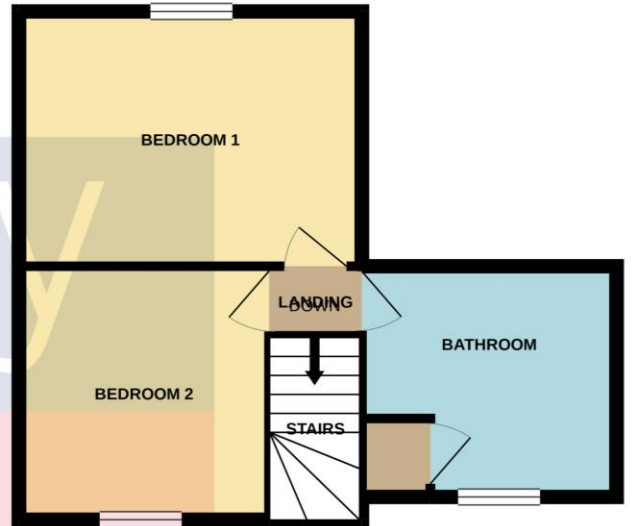


# FLOORPLANS

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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