

3 Railway Terrace,

Tongwynlais, Cardiff, CF15 7NR



Estate Agents and
Chartered Surveyors

Asking Price Of

£200,000



Mid Terraced House



Property Description

**** TWO DOUBLE BEDROOM MID TERRACE HOME **** A charming two double bedroom mid terrace family home in a convenient location. Being a short distance from local amenities and the A470 and M4 link. Large lounge/diner, neat fitted kitchen, garden room and ground floor bathroom. To the first floor there are two double bedrooms. Gas central heating, double glazing. Fitted wardrobes to bedroom two. Low maintenance paved patio rear garden. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 786 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 is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

LOUNGE/DINER

21' 0" x 12' 10" (6.42m x 3.92m)
Approached via a upvc double glazed entrance door leading to the excellent sized principal reception, large under stairs storage cupboard, feature open fire place with matching hearth and back, wooden surround, windows to front and back, door opening to staircase leading to first floor, two radiators.

KITCHEN

10' 9" x 6' 3" (3.30m x 1.92m)
Appointed along three sides in light panelled fronts beneath round nosed work top surfaces, inset 1.5 bowl stainless steel sink with side drainer, space for cooker, plumbing for washing machine, matching range of eye level wall cupboards, radiator, door to bathroom and rear garden room.

BATHROOM

6' 3" x 6' 3" (1.92m x 1.93m)
Modern white suite comprising low level W.C, vanity wash basin with storage below, bath with Triton shower above, full wall tiling, tiled flooring, obscure glass window to rear and radiator.

GARDEN ROOM

11' 0" x 10' 0" (3.36m x 3.05m)
With patio doors opening to the delightful rear garden, additional window, large storage cupboard with shelving, glass window roof with fitted blinds and radiator.

FIRST FLOOR LANDING

Approached via a quarter turning staircase leading to the first floor landing, obscure glass window to front, radiator and doors to both bedrooms.

BEDROOM ONE

10' 11" x 9' 8" (3.35m x 2.97m)
Overlooking the entrance, a good sized principal bedroom, access to roof space via drop down ladder, radiator.

BEDROOM TWO

11' 1" x 9' 8" excl w'robes (3.40m x 2.95m)
Aspect to rear, a second double bedroom. A range of fitted wardrobes to one side with hanging rails and shelving. Additional cupboard housing the comb gas central heating boiler, radiator.

OUTSIDE

Rear garden
Low maintenance rear garden with paved patio area, boundary beds of plants and shrubs, enclosed by low level timber lap fencing. Outside tap.

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GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 | | 86 B |
| 69-80 | C | 69 c | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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