# 3 Railway Terrace,

Tongwynlais, Cardiff, CF15 7NR

Asking Price Of



Estate Agents and Chartered Surveyors









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, endosed by low level timber lap fencing. Outside tap.



# 3 Railway Terrace,

## Tongwynlais, Cardiff, CF15 7NR

















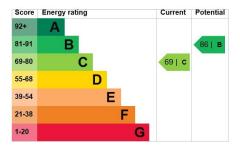
### 3 Railway Terrace,

## Tongwynlais, Cardiff, CF15 7NR

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

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





### Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA









mgy.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lesses should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whats oever in relation to this property.