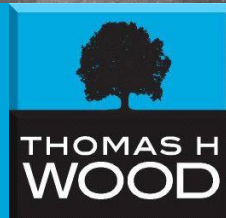




5 Pwllhelyg

Tongwynlais, Cardiff, CF15 7HX



Asking Price Of £350,000

3 Bedrooms



A three bedroom detached family home tucked away in a quiet location at the head of this small cul de sac. The property requires some modernisation but offers great potential to create a modern family home. The property briefly comprises; entrance hallway, lounge, family room, dining room, WC and kitchen and breakfast room to the ground floor. To the first floor there are 3 good size bedrooms with master bedroom, wardrobe that was previously and en-suite shower room. Set on a good size plot with off road parking for 3 cars. Conveniently located to Tongwynlais and Whitchurch villages and within walking distance to the primary school and in catchment for the highly regarded Radyr Comprehensive High School. Easy access to the A470, M4 motorway and Cardiff City centre. Viewing recommended and to be sold with no onward chain.

LIVING ROOM

12' 02" x 14' 07" (3.71m x 4.44m) Overlooking the private and quiet front aspect of the property with carpeted floors, painted walls, textured ceiling with coving, radiator panel, wall mounted gas fire, opening to dining room.



FAMILY ROOM

2' 55" x 4' 99" (2.01m x 3.73m) Overlooking the front aspect of the property with carpeted floors, painted walls, fitted storage, textured ceiling with coving, radiator panel



DINING ROOM

08' 02" x 12' 05" (2.49m x 3.78m) Painted walls, textured ceiling with coving, UPVC French doors to rear garden and radiator panel door to;

KITCHEN/BREAKFAST ROOM

16' 02" x 16' 04" (4.93m x 4.98m) A modern and spacious kitchen with breakfast room. With a range of wall and base units and contrasting worktops over. Space and plumbing for appliances, electric hob with extractor fan over, stainless steel 1 1/2 bowl sink. UPVC window and doors to rear aspect. Opening to breakfast room with ample space for table and chairs, UPVC door the rear garden.

CLOAKROOM

4' 4" x 5' 1" (1.32m x 1.55m) Painted walls, pedestal wash hand basin with tiled splashback and low-level WC

LANDING

Landing via carpeted stairs, textured ceiling, doors to all rooms door to airing cupboard.

MASTER BEDROOM

9' 4" x 13' 8" (2.84m x 4.17m) Overlooking the front aspect of the property with painted and papered walls, carpeted floor, and textured ceiling. Double glazed window and radiator panel opening to;

STORAGE/PREVIOUS ENSUITE SHOWER

6' 8" x 3' 10" (2.03m x 1.17m) Potential to reinstate the ensuite. Currently used as storage.

BEDROOM 2

9' 3" x 9' 8" (2.82m x 2.95m) A good size double bedroom overlooking the rear aspect of the property with painted and papered walls, textured ceiling, carpeted floors, UPVC window to rear and radiator panel.

BEDROOM 3

6' 0" x 9' 10" (1.83m x 3m) Overlooking the front aspect of the property with painted walls, textured ceiling, radiator panel and double glazed window

BATHROOM

5' 11" x 7' 2" (1.8m x 2.18m) With low-level WC, pedestal wash hand basin with chrome mixer tap and tiled splashback. Specialist bath with chrome taps and handheld shower, obscure UPVC window to rear with fitted blind.

OUTSIDE

FRONT

A private driveway with parking for three cars. Mature trees, shrubs and plants. Gate to rear garden.

REAR

A delightful rear garden with large patio, mature plants, shrubs and trees. Shed and gated to the side.

TENURE

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

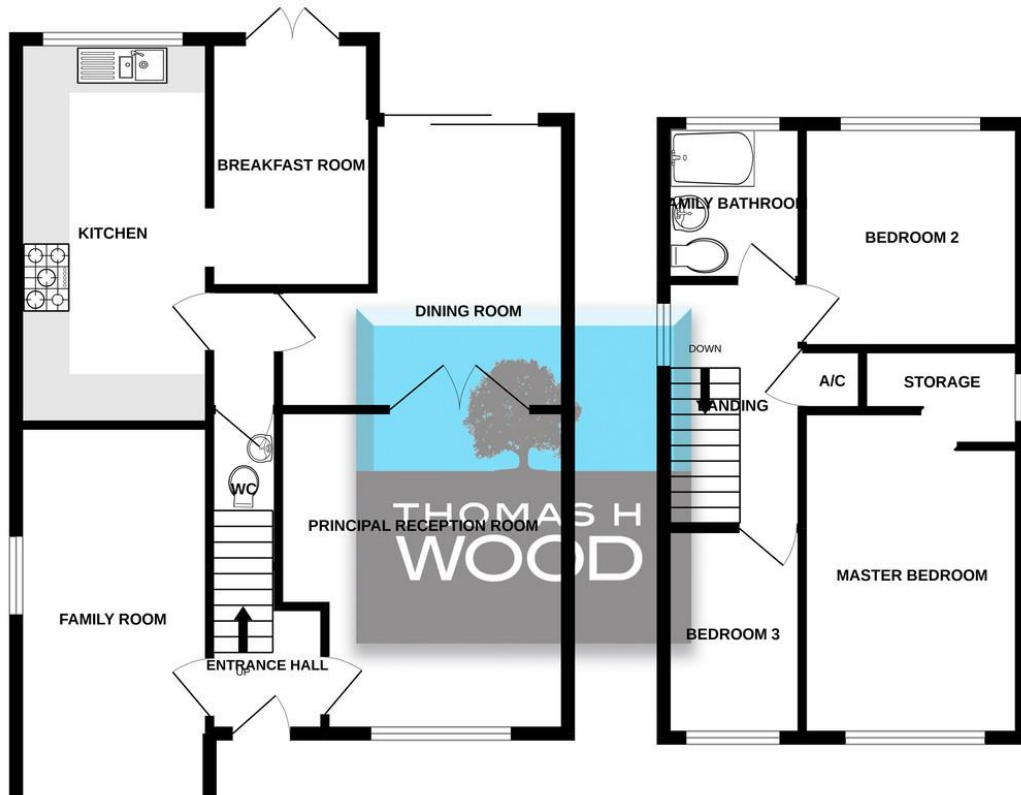
COUNCIL TAX

Band E



GROUND FLOOR
63.8 sq.m. (686 sq.ft.) approx.

1ST FLOOR
36.7 sq.m. (395 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 c	
55-68	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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