

87 Green Meadow Drive, Tongwynlais, Cardiff, CF15 7LW



Estate Agents and
Chartered Surveyors

Asking Price Of

£169,950



First Floor Maisonette

2

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Property Description

**** TWO BEDROOM MAISONETTE ** LARGE GARDEN ** DRIVEWAY **** A well presented first floor maisonette in a convenient location being a short distance from A470 & M4 link. Independent entrance, ground floor hall, spacious first floor hallway, bright lounge, modern fitted kitchen with integrated appliances and door to balcony, two double bedrooms and a separate family bathroom. Gas central heating. The property benefits from a large garden and a driveway. EPC Rating: C

Tenure Leasehold

Council Tax Band C

Floor Area Approx 646 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.

GROUND FLOOR

ENTRANCE HALLWAY

Approached via a panelled entrance door leading to the ground floor hallway, window to front and laminate flooring.

FIRST FLOOR HALLWAY

14' 9" x 4' 2" (4.52m x 1.29m)
Approached via an easy rising staircase with additional entrance door leading to the large first floor hallway, window to front, storage cupboard, laminate flooring, access to part boarded roofspace and radiator.

LOUNGE

13' 10" x 12' 8" (4.23m x 3.87m)
Overlooking the entrance approach, a good sized principal reception, storage

cupboard housing the 'Ferolli' combi gas central heating boiler, radiator and door to kitchen.

KITCHEN

11' 3" x 8' 5" (3.44m x 2.59m)
A superb modern fitted kitchen well appointed along three sides in grey shaker style fronts beneath wood grain effect laminate worktop surfaces, inset stainless steel sink, inset four ring induction hob concealed cooker hood above and oven below, integrated fridge freezer, integrated dishwasher, matching range of eye level wall cupboards, matching worktop splash back and glass splashback behind hob, tiled flooring, upvc double glazed door to the spacious balcony.

BALCONY

9' 9" x 6' 7" (2.98m x 2.01m)
Spacious balcony overlooking the rear. Accessed via the kitchen.

BEDROOM ONE

11' 6" x 10' 9" (3.52m x 3.28m)
Aspect to rear, a good sized principal double bedroom, radiator and wardrobe recess with shelving.

BEDROOM TWO

11' 11" x 8' 5" (3.64m x 2.58m)
Aspect to front, a second double bedroom, built in wardrobe and radiator.

FAMILY BATHROOM

7' 5" x 5' 10" (2.28m x 1.79m)
White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap, obscure glass window to rear, laminate flooring and chrome heated towel rail.

OUTSIDE

GARDEN

A spacious garden with paved patio leading onto an area laid mainly to lawn with rear tiered hard stand and decked relaxation area. Two brick built storage sheds, outside tap.

FRONT

Driveway to front with parking for approx 2 cars. Gate to garden.

ADDITIONAL INFORMATION

Leasehold: 91 years remaining
Service charge: approx. £300 per annum.
Ground rent: £10 per annum.

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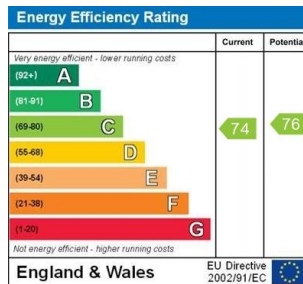
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FIRST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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