

15 Wellington Street, Tongwynlais, Cardiff, CF15 7LP



Estate Agents and
Chartered Surveyors

Asking Price Of

£485,000



detached Property

4

1

1

2

Property Description

**** RECENTLY REFURBISHED FOUR BEDROOM DETACHED FAMILY HOME **** A spacious four bedroom detached family home in the sought after area of Tongwynlais, close to local transport links, amenities and tranquil walks. Entrance porch, spacious entrance sitting/dining room, lounge, large kitchen and family room with modern fitted kitchen and french doors to the rear garden. To the first floor and four bedrooms and a modern family bathroom. Gas central heated (newly fitted combi boiler), uPVC double glazing. A sizeable rear garden comprising paved patios, lawn, vegetable patches and large brick built storage shed. No chain. EPC Rating: E

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,128 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.

ENTRANCE

Approached via brick built pillars with low level walls and an entrance gate leading to the paved pathway, entrance porchway, decorative stones and timber gate to side leading to rear garden.

SITTING ROOM

14' 3" x 13' 10" (4.35m x 4.23m)

Approached via a uPVC entrance door leading to the spacious sitting room. Overlooking the front garden, a good sized reception, staircase to first floor, doors to all rooms, fireplace recess with slate style stone hearth, quality laminate flooring and oak timber window sills.

LOUNGE

13' 9" x 11' 6" (4.20m x 3.51m)

Aspect to front with oak timber window sills, fireplace recess with stone hearth, low level understairs storage cupboard and radiator.

KITCHEN AND FAMILY ROOM

18' 11" (5.77m)

Modern fitted kitchen well appointed along three sides in grey panelled fronts beneath solid wood worktops, inset 1.5 bowl ceramic sink with side drainer, inset four ring hob with cooker hood above, integrated oven below, matching range of eye level wall cupboards, concealed 'Ariston' combi gas central heating boiler, matching range of eye level wall cupboards, double opening french doors to the rear garden, window to rear, quality laminate flooring and radiator.

FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to roof space and window to side.

BEDROOM ONE

12' 5" x 10' 11" (3.80m x 3.35m)

Overlooking the exceptional rear garden, a good sized principal bedroom. Radiator.

BEDROOM TWO

13' 11" x 8' 1" (4.26m x 2.48m)

Aspect to front, a good sized second bedroom. Radiator.

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BEDROOM THREE

8' 7" x 7' 11" (2.63m x 2.43m)

Aspect to front, radiator.

BEDROOM FOUR

7' 10" x 7' 6" (2.40m x 2.31m)

Aspect to front, radiator.

FAMILY BATHROOM

7' 3" x 5' 10" (2.22m x 1.79m)

White suite comprising low level wc, vanity wash basin with storage below, tiled panelled bath with twin chrome shower above, wall tiling to splash back areas, obscure glass window to side and contemporary vertical column radiator.

OUTSIDE

REAR GARDEN

A substantially large rear garden comprising areas of paved patio, lawn, vegetable patches and maturing fruit trees. Neat borders of plants and shrubs. Decorative stone pathway leading to further concrete pathway and the brick built storage.

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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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