

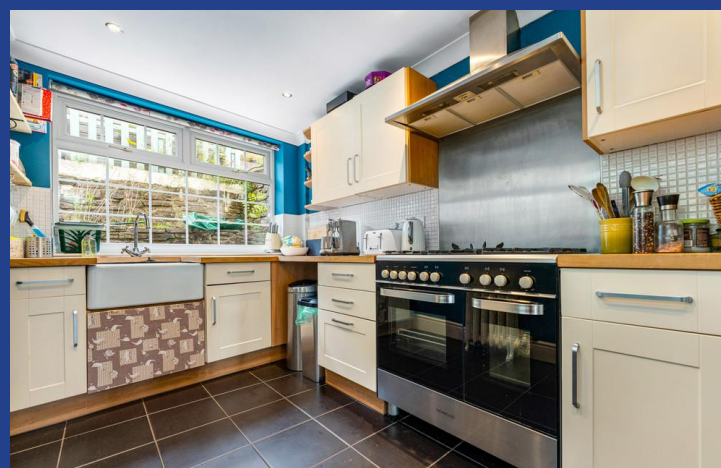
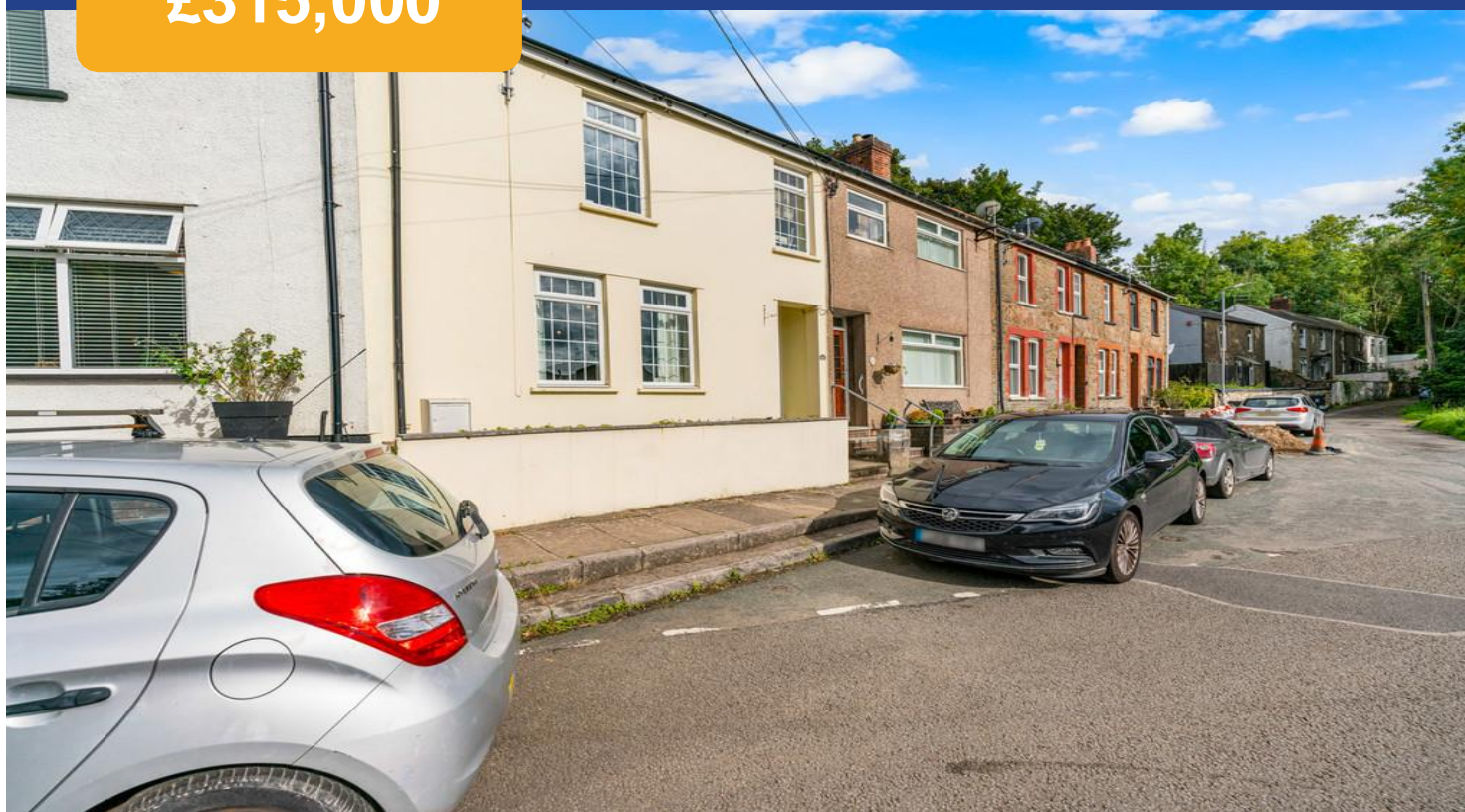
35 Ironbridge Road, Tongwynlais, Cardiff, CF15 7NJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Mid Terrace Cottage

3

1

1

2

Property Description

**** CHARMING PERIOD COTTAGE ** IN POPULAR LOCATION **** Situated in the heart of Tongwynlais village with views of Castell Coch and only a short walk to highly regarded primary school and the Taff Trail. This delightful three bedroom terraced home includes entrance hall, open plan lounge/dining room, kitchen, utility room, three bedrooms, bathroom plus loft room. Tiered rear garden with views over the village and beyond. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,148 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 HALLWAY

uPVC double glazed door to hall. Feature cast iron radiator. Stairs to first floor and access into living room.

DINING ROOM

11' 3" x 14' 7" (3.43m x 4.44m) narrowing to 3.78m. Feature wood burner with slate hearth. Double glazed window to rear. Glazed door to kitchen. Cast iron radiator. Arch to lounge.

LOUNGE

14' 7" x 10' 0" (4.44m x 3.05m). Two double glazed windows to front. Cast iron radiator. Feature cast iron open fireplace with surround and slate hearth.

KITCHEN/BREAKFAST ROOM

13' 1" x 7' 3" (3.99m x 2.21m). A shaker style kitchen fitted with a range of base and eye level units incorporating Belfast style sink and complementary solid wood work surfaces. Tiled splashbacks. Space for range cooker with extractor hood over. Cast iron radiator. Plumbing for washing machine. Two double glazed windows to side and rear. Ceramic tiled flooring. Spotlights. Door to utility room.

LEAN TO/UTILITY ROOM

Ample storage space and facilities for additional kitchen appliances. Ceramic tiled flooring. Stable door to lane leading to rear garden.

FIRST FLOOR

LANDING

Landing area with understairs cupboard. Stairs to loft room.

BEDROOM ONE

10' 11" x 10' 7" (3.33m x 3.23m). Double glazed window to front. Radiator and feature fireplace.

BEDROOM TWO

10' 0" x 9' 4" (3.05m x 2.84m). Double glazed window to rear. Radiator and feature fireplace.

BEDROOM THREE/OFFICE

7' 4" x 6' 7" (2.24m x 2.01m). Double glazed window to front. Radiator. Telephone point.

FAMILY BATHROOM

12' 9" x 7' 1" (3.89m x 2.16m). Suite comprising free standing bath, shower cubicle, his and hers wash hand basins set in vanity unit and WC. Cast iron radiator. Obscure double glazed windows to side and rear. Fully tiled walls and tiled flooring. Cupboard housing combination boiler.

LOFT ROOM

15' 5" x 10' 2" (4.7m x 3.12m). Double glazed velux windows to front and rear with views. Radiator. TV point. Storage into eaves.

FRONT GARDEN

Artificial lawned area and flower beds.

REAR GARDEN

A spacious tiered garden with several sitting areas and attractive views over the village and Castell Coch. Recently laid artificial lawn and decked seating area. Garden shed. Lane access to front of property (solicitor to confirm right of way for other residents to use the lane).

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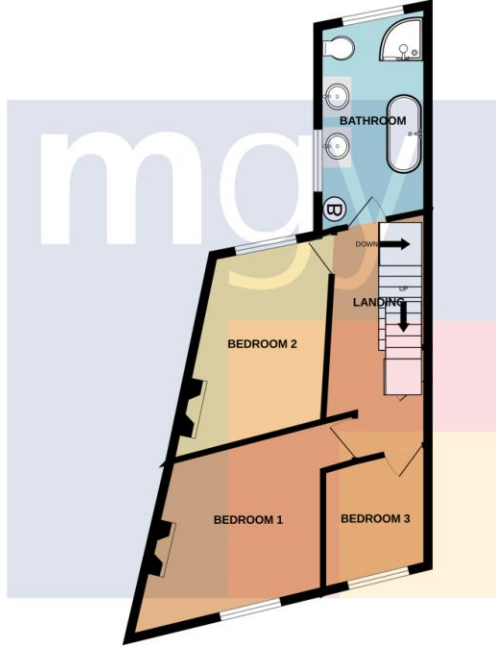


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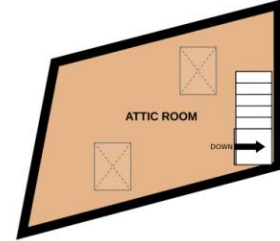
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



ATTIC ROOM
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 1148 sq.ft. (106.6 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		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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