

3 Market Street,

Tongwynlais, Cardiff, CF15 7NS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£279,000**



Mid Terrace Property

3

1

2

1

# Property Description

**\*\* THREE BEDROOM MID TERRACED \*\***  
**SOUGHT AFTER VILLAGE LOCATION \*\* NO CHAIN \*\***  
A charming three bedroom three bedroom mid terraced family home in the sought after village of Tongwynlais, close to transport links. Hall, open plan lounge and diner, kitchen, rear lobby and shower room. To the first floor are three good sized bedrooms and a separate cloakroom. Low maintenance paved patio rear garden. Gas central heating. Double glazing. In need of upgrade but offering excellent potential. No Chain. EPC rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 1003 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 also boasts proximity to Castell Coch and the Taff Trail.

## ENTRANCE HALLWAY

Approached via a wood panelled entrance door with window to upper part. Door to lounge.

## LOUNGE AND DINING ROOM

21' 1" x 14' 9" (6.45m x 4.51m)  
A good sized principal reception with window to front, staircase to first floor and two radiators. To the kitchen.

## KITCHEN

13' 10" x 9' 10" (4.23m x 3.02m)  
With units and worktops to four sides. Inset 1.5 bowl stainless steel sink with side drainer. Window to side. Radiator. Door to rear lobby.

## REAR LOBBY

Door to garden and door to shower room.

## SHOWER ROOM

Comprising low level wc. Vanity wash basin with storage below. Shower cubicle with Triton shower above. Obscured glass window to rear. Wall mounted combi gas central heating boiler. Radiator.

## FIRST FLOOR

### LANDING

Staircase leading to half landing with additional stair to front and rear bedrooms.

### BEDROOM ONE

14' 11" x 10' 11" (4.57m x 3.34m)  
With two windows to front. Radiator.

### BEDROOM TWO

11' 10" x 9' 11" (3.63m x 3.03m)  
Aspect to rear. Radiator.

### BEDROOM THREE

12' 8" x 9' 10" (3.88m x 3.02m)  
Aspect to rear. A good sized third bedroom. Radiator.

### CLOAKROOM

Comprising low level wc, wash hand basin. Obscured glass window to side. Built out airing cupboard with radiator and shelving.

## OUTSIDE

### REAR GARDEN

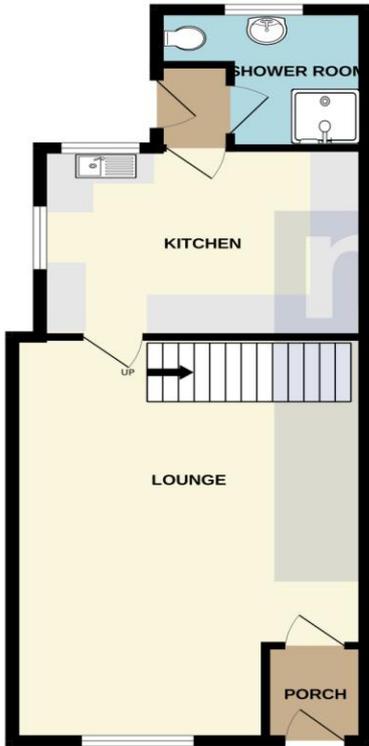
Low maintenance paved rear garden with neat borders of plants and shrubs. Outside tap.

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GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.

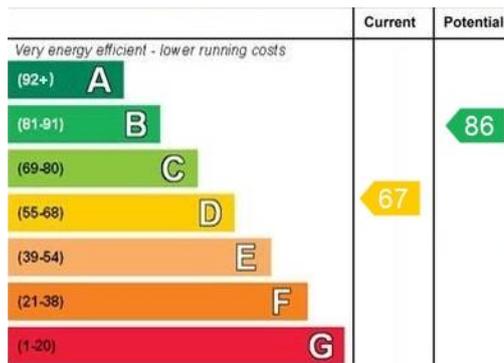


1ST FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1003 sq.ft. (93.2 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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