

6 Wyndham Street,

Tongwynlais, Cardiff, CF15 7LN



Estate Agents and
Chartered Surveyors

Asking Price Of

£225,000



End of Terrace Property

2

1

0

1

Property Description

****TWO BEDROOM END OF TERRACE HOUSE**ENCLOSED REAR GARDEN**** A chance to acquire a beautiful Grade II listed two bedroomed cottage in the heart of Tongwynlais. The property comprises a good sized living room, kitchen and family bathroom. To the first floor are two bedroom's and a third room that is currently utilised as a home office/study. The property has an enclosed rear garden and on road parking. EPC Rating: F

Tenure Freehold

Council Tax Band D

Floor Area Approx 743 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.

PORCH

Entered via a double glazed, composite door. Quarry tiled flooring.

SITTING ROOM

21' 1" x 11' 8" (6.45m x 3.57m)
Window to front with cast iron fireplace, two radiators. Double glazed wooden framed window to Rear.

KITCHEN

13' 8" x 9' 4" (4.19m x 2.87m)
Appointed along two sides, white kitchen cabinets with tiled splashbacks. 1.5 bowl stainless steel sink with chrome mixer tap. Space for gas cooker, washing machine, dishwasher and fridge/freezer. Tiled flooring. Two double glazed wooden framed windows to side. Radiator.

BATHROOM

7' 0" x 3' 3" (2.15m x 1.67m)
White suite comprising of pedestal wash hand basin, chrome taps, bath with chrome mixer tap and electric shower. Tiled walls and floor. Shaver point, extractor fan, heated towel rail. Radiator. Double glazed wooden framed window to rear.

BEDROOM ONE

11' 9" x 10' 5" (3.59m x 3.20m)
A double bedroom with wooden flooring. Double glazed wooden framed window to rear, radiator.

BEDROOM TWO

7' 7" x 7' 4" (2.33m x 2.26m)
Double glazed wooden framed window to rear, a second bedroom with wooden flooring. Radiator.

STUDY/OFFICE

7' 7" x 7' 4" (2.33m x 2.26m)
Ideal for a home office. Cupboard with shelving. Radiator. Double glazed wooden framed window.

OUTSIDE

FRONT

On road parking.

REAR GARDEN

Steps to rear garden area, timber fence.

6 Wyndham Street,
Tongwynlais, Cardiff, CF15 7LN



6 Wyndham Street, Tongwynlais, Cardiff, CF15 7LN



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves, by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.