

19 Castell Coch View, Tongwynlais, Cardiff, CF15 7LA



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£400,000



Semi Detached Property

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Property Description

**** EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED ** LARGE REAR GARDEN **** A beautifully presented three double bedroom semi detached family home with views of Castle Coch, located in the sought after village of Tongwynlais. Entrance hallway, lounge with feature wood burner, large open plan kitchen/dining and family room with folding doors to the rear garden, cloakroom. To the first floor are three double bedrooms, a modern family bathroom and a separate family shower room. Gas central heating, double glazing. Large tiered rear garden with level tiers of paved patio, lawn and vegetable patch/children's play area. Double car driveway to the front. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,346 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

Approached via a composite entrance door leading to the hallway. Window to front. Staircase to first floor. Column radiator.

LOUNGE

15' 9" x 11' 3" (4.81m x 3.45m)

An excellent principal reception with glass fronted wood burner from lounge and family room. Two windows to front. Vertical column radiator.

KITCHEN/DINING/FAMILY ROOM

24' 11" x 11' 0" (7.60m x 3.36m)

An excellent sized kitchen/dining and family room with kitchen well appointed along three sides with solid worktop surfaces above. Inset 1.5 sink with side drainer. Inset four ring induction hob with cooker hood above. Integrated oven and grill. Matching range of eye level wall cupboards. Window to rear. Ample space for large family dining table and family seating area. Glass front wood burning fire from family room to lounge. Quality oak wood flooring. Tri folding doors to rear garden. Two column radiators. Door to utility room. Large understairs storage area and door to cloakroom.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Obscured glass window to rear. Column radiator.

UTILITY ROOM

8' 2" x 6' 1" (2.50m x 1.87m)

With units and solid wood worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Space for tumble dryer. Space for American style fridge freezer. Obscured glass window to side. Wall mounted 'Worcester' gas central heating boiler. Quality vinyl flooring. Door to part garage.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the spacious central landing area. Velux window to front pitch. Vertical column radiator.

BEDROOM ONE

20' 10" x 8' 2" (6.36m x 2.49m)

With windows to front and rear, an excellent sized principal bedroom with vaulted ceiling. Two vertical column radiators.

BEDROOM TWO

11' 4" x 9' 4" (3.47m x 2.85m)

Overlooking the attractive rear garden, a good sized second double bedroom. Column radiator.

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BEDROOM THREE

15' 10" x 8' 2" (4.84m x 2.51m)

With two windows to front enjoying views of Castle Coch, a third double bedroom. Column radiator.

FAMILY BATHROOM

9' 4" x 6' 2" (2.87m x 1.88m)

A sizeable family bath with modern white suite comprising low level wc, vanity wash basin with an abundance of storage, P-shaped bath with chrome shower above and swivel shower screen. Tiled splash back. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

FAMILY SHOWER ROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, shower cubicle with matte black twin shower head above. Tiled splash back. Velux window to rear pitch. Extractor fan. Chrome heated towel rail.

PART GARAGE

8' 4" x 6' 3" (2.56m x 1.92m)

With electric roller shutter entrance door leading to front part garage storage area. Power and lighting.

OUTSIDE

REAR GARDEN

A most attractive rear garden comprising areas of lime stone paved patio and tiered plant beds along with area of lawn and decorative stone pathways and pond leading to a further enclosed two tier level ideal for children's play area or vegetable patches. Outside hot and cold taps. Outside shower. Outside lighting. Side access.

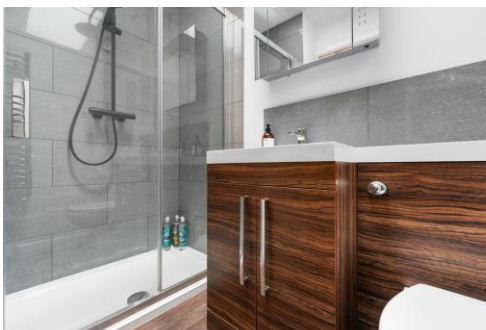
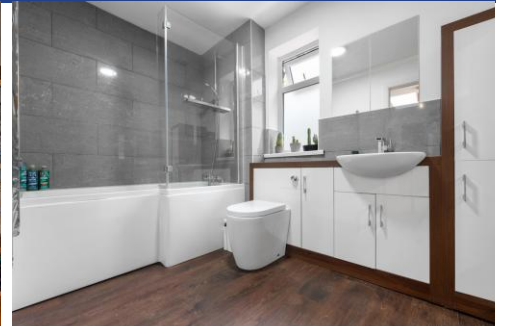
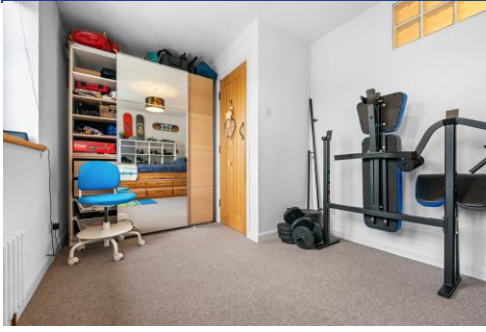
FRONT GARDEN

Lawned front garden and tarmac driveway with parking for two cars. Side access.

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GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1346 sq.ft. (125.0 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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