

7 Wyndham Street,

Tongwynlais, Cardiff, CF15 7LN



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Mid Terrace Property



Property Description

**** CHARACTER MID TERRACE TWO BEDROOM FAMILY HOME
** LONG REAR GARDEN **** A charming, beautifully presented, two bedroom mid terrace 'Grade II' family house of character in the heart of Tongwynlais. Entrance porch, spacious lounge and diner, neat fitted kitchen, rear lobby and ground floor family bathroom. To the first floor is a large landing area and two bedrooms. Gas central heating. Long rear garden comprising decked relaxation area and lawn. EPC: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 706 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 PORCH

Approached via a wood panelled entrance door with stained glass window to upper part. Wood flooring. Door to lounge and diner.

LOUNGE AND DINER

21' 1" x 11' 6" (6.45m x 3.53m)
An excellent sized lounge and diner with inset cast iron wood burner with exposed brick rear and slate hearth. Windows to front and rear. Wood flooring. Staircase to first floor. Radiator. Opening to kitchen.

KITCHEN

8' 9" x 6' 2" (2.69m x 1.90m)
With units and solid wood worktops to two sides. Inset ceramic sink with monoblock mixer tap. Inset four ring hob with cooker hood above and oven

below. Plumbing for washing machine. Matching range of eye level wall cupboards. Two windows to side. Tiled splash back. Tiled flooring. Opening to rear lobby.

REAR LOBBY

With uPVC double glazed door to rear. Space for fridge freezer. Tiled flooring. Door to bathroom.

FAMILY BATHROOM

6' 4" x 5' 6" (1.95m x 1.69m)
Spacious family bathroom with white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Full wall tiling. Extractor fan. Tiled flooring. Obscured glass window to side. Radiator.

FIRST FLOOR

LANDING

11' 6" x 10' 3" (3.52m x 3.13m)
Approached via a quarter turning staircase leading to the spacious first floor landing, ideal as a further sitting area which could easily accommodate a fold out sofa bed. Window to rear. Doors to bedroom one and two. Radiator. Access to part boarded roof space.

BEDROOM ONE

11' 7" x 10' 5" (3.55m x 3.18m)
With window to front, a good sized primary bedroom. Feature fireplace. Radiator.

BEDROOM TWO

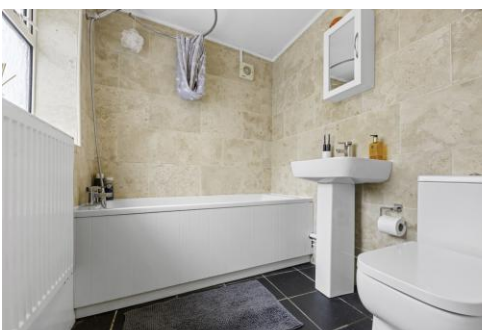
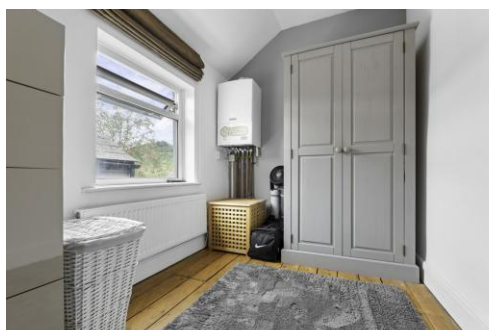
8' 11" x 6' 4" (2.72m x 1.94m)
Aspect to side. Exposed wood floor boarding. Wall mounted 'Vaillant' combi gas central heating boiler. Radiator.

OUTSIDE

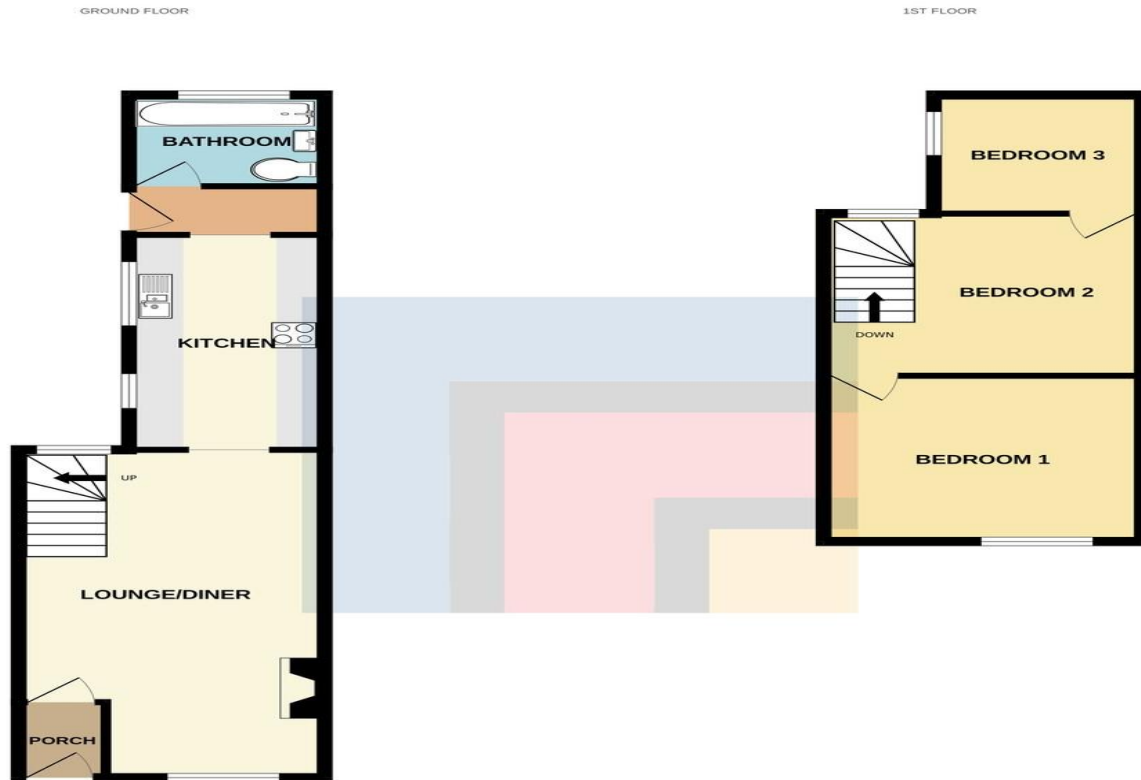
REAR GARDEN

A long rear garden with decked relaxation leading onto an area of lawn.

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TOTAL FLOOR AREA : 708 sq.ft. (65.8 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		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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