



16 CAE LEWIS
TONGWYNLAIS
CARDIFF CF15 7LQ

ASKING PRICE OF

£430,000



SEMI- DETACHED PROPERTY



****SEMI-DETACHED PROPERTY****
FIVE BEDROOMS**
LARGE DRIVEWAY**
LANDSCAPED REAR GARDEN**
A beautifully presented five bedroom property in the sought after area of Tongwynlais. Entrance porch leading into a good sized family lounge and modern open plan kitchen/dining room/breakfast room. To the first floor; master bedroom, two further double bedrooms and spacious family bathroom. To the third floor are a further two double bedrooms and shower room. Well maintained, landscaped rear garden with woodland view. Stone shed and garden room/office with WC. Large block paved driveway to front. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1579 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

INNER HALLWAY

Built in storage cupboard. uPVC door and window to rear garden. Quarter turning staircase with wooden handrail to first floor.

FIRST FLOOR

LANDING

uPVC window to rear. Oak doors leading to all rooms. Stairs with wooden spindles to second floor.

BEDROOM ONE

9' 10" x 10' 8" (3.68m x 3.26m)
Good size master bedroom, modern fitted wardrobes to one side with mirrors. Radiator. Quality laminate flooring. uPVC window to side and rear.

BEDROOM TWO

11' 1" x 10' 4" (3.39m x 3.16m)
uPVC window to front, second double bedroom. Quality laminate flooring. Mirror sliding door wardrobes to remain. Radiator.

FAMILY BATHROOM

13' 11" x 6' 9" (4.25m x 2.08m)
Modern white suite; ceramic bowl sink with chrome mixer tap with granite vanity beneath. Wall hung low level WC, Double step in shower with chrome shower and glass screen. Freestanding modern bath tub with chrome tap and handheld shower head. Tiled walls and flooring. Modern chrome radiator. Underfloor heating. Spotlights. Extractor fan. uPVC windows to front.

BEDROOM THREE

10' 9" x 7' 10" (3.30m x 2.41m)
Small double bedroom. (Currently being used as a study). Radiator. Laminate flooring. uPVC window to rear.

SECOND FLOOR

LANDING

uPVC window to rear, doors to all rooms.



M G Y . C O . U K

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BEDROOM FOUR

13' 10" x 9' 8" (4.24m x 2.97m)

Fourth double bedroom. Built in two door wardrobe.

Radiator. uPVC window to rear. Spotlights.

BEDROOM FIVE

13' 10" x 9' 0" (4.24m x 2.76m)

A fifth bedroom. Radiator. Spotlights. uPVC window to rear.

SHOWER ROOM

6' 7" x 8' 5" (2.01m x 2.57m)

Modern white suite. Wash hand basin with chrome mixer tap and vanity. Low level WC. Additional storage cupboards and draws. Laminate countertops with splashbacks. Double step in shower with chrome shower and glass screen. Chrome heated towel rail. Half wall tiling and panelled splash-back to shower. Tiled flooring. Extractor fan. Wooden 'Velux' window to front.

OUTSIDE

REAR GARDEN

6' 7" x 8' 5" (2.01m x 2.57m)

Looking out onto woodlands, a beautifully presented, enclosed, tiered rear garden. Yard area (with cast iron gate) with steps leading to a paved patio area to one side; a further large paved patio with composite decked area and modern composite, decorative balustrade. Large planted area with mature plants and shrubs. Additional composite decked area leading to garden room. Area lawn bordered by a caged stone wall, further mature trees and shrubs to rear with steps leading to timber gate for access. Timber fencing bordering garden. Stone shed building with uPVC door; power and lighting. Small grey shed to remain. Outside tap. Outside power socket.

Garden Room with cloakroom

14' 5" x 7' 9" (4.41m x 2.37m)

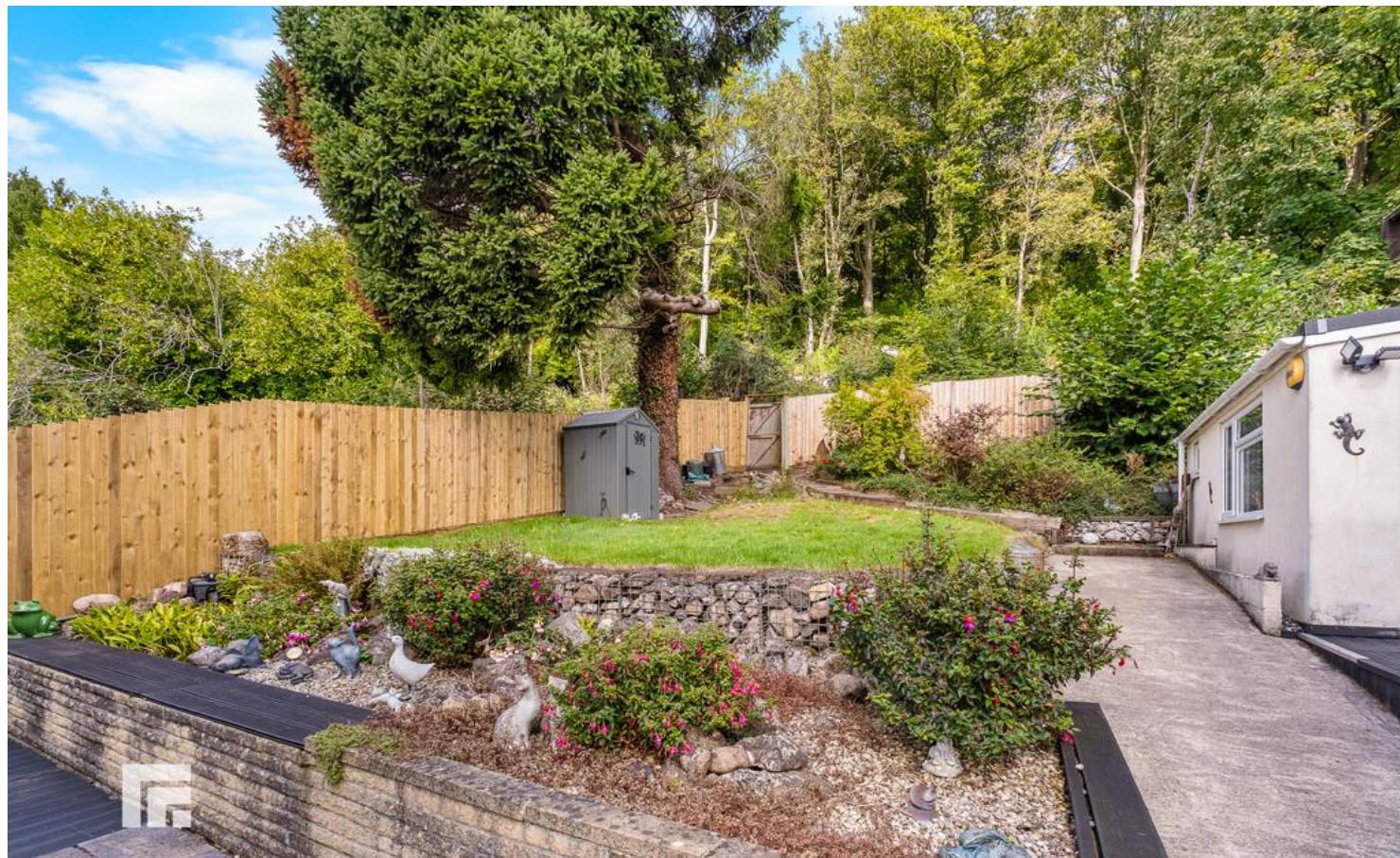
Entered via a uPVC sliding door, a good sized garden room currently being used as an office. Laminate flooring. uPVC window to side. Electric radiator. Door to cloakroom. Low level WC, modern sink with chrome mixer tap and vanity. Shelving above. Obscured glass uPVC window to side. Electric radiator.

FRONT

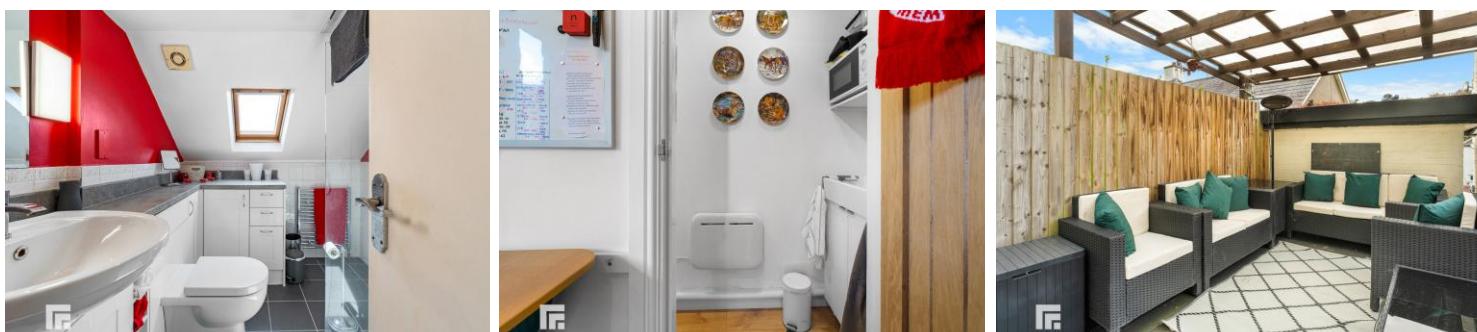
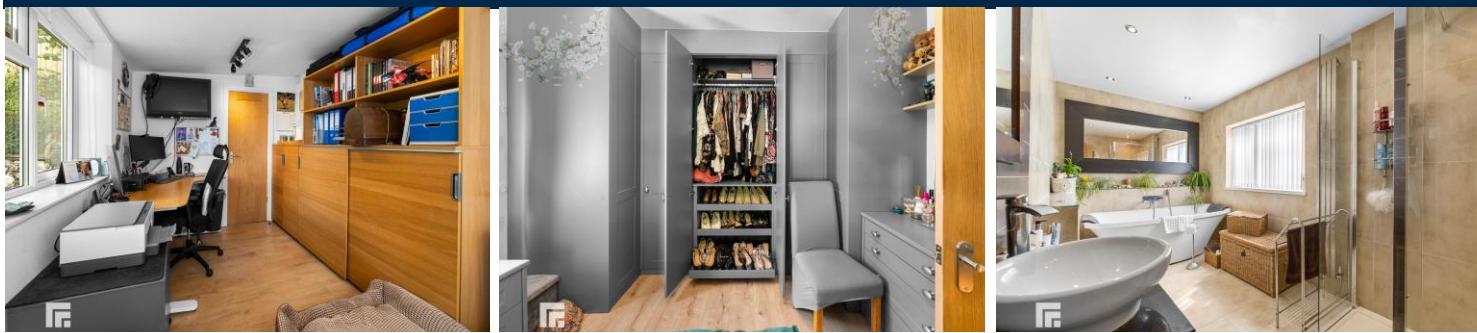
Bordered by a stone and timber fence to sides; a large block paved driveway with parking for four vehicles. Stone planter to one side with mature tree. Stone area to side leading to cast iron side gate. Steps leading to front door. Electric car charger to remain. Outside power socket. Outside hot and outside cold taps.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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