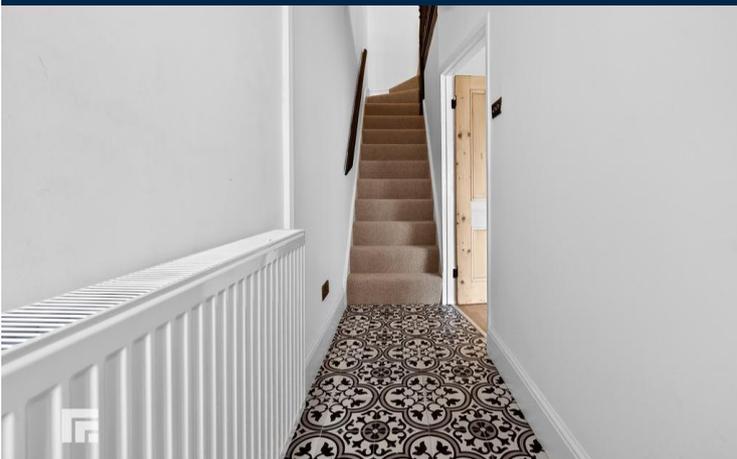




37 IRONBRIDGE ROAD
TONGWYNLAIS
CARDIFF CF15 7NJ

£350,000



MID TERRACE PROPERTY



3



1



2



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TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

**** BEAUTIFULLY REFURBISHED THREE BEDROOM MID TERRACED FAMILY HOME
** NO CHAIN **** A recently refurbished and beautifully finished three bedroom mid terraced family home in the sought after village of Tongwynlais close to local amenities and transport links. Entrance hallway, large lounge and diner, modern fitted kitchen and utility room, cloakroom. To the first floor are three bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. Tiered rear garden. No chain. EPC Rating: tbc

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 uPVC entrance door with obscured glass windows to upper part leading to the entrance hallway. Tiled flooring. Radiator.

LOUNGE/DINER

21' 10" x 12' 4" (6.66m x 3.78m)
An excellent sized reception overlooking the entrance approach. Laminate flooring. Under stairs storage cupboard. Two radiators. Two steps up to kitchen.

KITCHEN

9' 6" x 8' 1" (2.90m x 2.48m)
Appointed along two sides in grey woodgrain finish shaker style fronts beneath laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring gas hob with oven below. Matching range of eye level wall cupboards. Tiled splashback. Laminate flooring. Door to cloakroom. Door to utility room.

UTILITY ROOM

13' 3" x 4' 11" (4.04m x 1.52m)
With units and worktop to one side. Inset stainless steel sink with side drainer. Plumbing for washing machine. Door and window to rear. Electric heater.

CLOAKROOM

White suite comprising low level wc and vanity wash basin with storage below. Tiled splash back. Laminate flooring. Obscured glass window to rear. Heated towel rail.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to roof space.

BEDROOM ONE

10' 6" x 10' 1" (3.21m x 3.08m)

A good sized primary reception overlooking the entrance approach. Radiator.

BEDROOM TWO

10' 2" x 10' 1" (3.12m x 3.08m)

With window to rear, a good sized second bedroom. Radiator.

BEDROOM THREE

7' 6" x 6' 8" (2.31m x 2.05m)

Aspect to front. Radiator.

FAMILY BATHROOM

8' 1" x 5' 6" (2.47m x 1.69m)

Quality white suite comprising low level wc, vanity wash basin and panelled bath with two chrome shower mixer tap. Wall tiling to splash back areas. Airing cupboard housing the 'Worcester' combi gas central heating boiler. Obscured glass window to rear. Heated towel rail.

OUTSIDE

REAR GARDEN

A long tiered garden with steps up to various levels. Storage shed to lower part. Please note that all residence of Ironbridge Road have right of access through gardens on the lower level.

FRONT GARDEN

Paved steps to front door. Slate chippings to front.



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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Glamorgan, CF15 8AA



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