



Edwards & Co
property sales & lettings

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36 Green Meadow Drive
Tongwynlais
Cardiff.
CF15 7LU

£215,000



- Extended and beautifully presented 3 bedroom semi-detached home
- Superb and modern kitchen/breakfast room
- Spacious principal reception room with patio doors onto decked terrace
- Sizeable second reception room/family room/dining room
- 3 excellent size bedrooms - 2 doubles and 1 sizeable single
- Modern first floor shower room/wc + full size ground floor bathroom/wc
- Very generous rear garden with decked terrace and detached garage
- Very well presented throughout
- Delightful location close to Tongwynlais Village centre and Castell Coch



Ref: PRA51608

Viewing Instructions: Strictly By Appointment Only

General Description

OFFERS IN THE REGION OF £215,000 - SPACIOUS AND EXTENDED 3 BED FAMILY HOME Edwards and Co are delighted to offer for sale this ideally located and sizeable semi-detached family home in Tongwynlais. The property offers family-sized accommodation together with exceptional value for money.

Accommodation



Front Garden

Paved steps, paved areas, decorative stone borders some with mature shrubs and paved circle, hedge, decorative bark borders.



Covered entrance porch

White uPVC door with covered porch leading to entrance hallway, additional white uPVC door leading to inner hallway, outside tap, exterior lighting.



Entrance Hallway (22' 0" x 5' 10" Max) or (6.70m x 1.79m Max)

Smooth plastered ceiling, single light pendant, smoke alarm, smooth plastered painted walls, coving, white uPVC double glazed window to front, two radiators, under stairs storage area housing meters, additional under stairs storage, separate storage area, heating control, bamboo effect wooden laminate flooring.



Second Reception Room (10' 0" Max x 12' 10") or (3.06m Max x 3.91m)

Smooth plastered ceiling, single light pendant with feature rose, coving, smooth plastered painted walls, dado rail, white uPVC double glazed bay style window, radiator, wood block flooring.



Principal Reception Room (13' 3" x 12' 10" Max) or (4.04m x 3.91m Max)

Smooth plastered ceiling, single light pendant with feature rose, coving, smooth plastered painted walls, dado rail, white uPVC double glazed patio doors to rear, tiled hearth, wood block flooring.



Kitchen/breakfast room (11' 8" x 11' 10") or (3.55m x 3.60m)

Smooth plastered ceiling, spotlights, coving, loft access, white uPVC double glazed window to side, white uPVC double glazed window to rear, white uPVC door with glazed opaque panel to rear, separate storage cupboard with panelled door, radiator, range of cream storage cupboards and drawers, feature inset lighting, extractor fan, gas hob, integrated electric oven and grill, granite effect double drainer with stainless steel mixer tap, dark speckled work surfaces, freestanding storage area with granite effect surface, wood flooring.

Inner hallway (5' 7" x 3' 6") or (1.69m x 1.06m)

Smooth plastered ceiling, single light pendant, coving, smooth plastered painted walls, white uPVC double glazed door with leaded panel to front, radiator, bamboo wood effect flooring.



Ground Floor Bathroom (10' 6" Max x 7' 11" Max) or (3.20m Max x 2.42m Max)

Smooth plastered ceiling, spotlights, coving, variety of smooth plastered walls and tiled areas with feature borders, white double glazed opaque window to front, white bathroom suite consisting of bath with chrome mixer tap with shower attachment, low level WC, wash hand basin with two single chrome taps, electric shower over bath, extractor fan, radiator, storage unit, laminate flooring.

Landing

Smooth plastered ceiling, single light pendant, coving, large loft access with pull down ladder, smooth plastered painted walls, white uPVC double glazed window to side, smoke alarm, storage area, plain carpet.



First Floor Shower Room/wc (4' 7" x 8' 4") or (1.39m x 2.53m)

Smooth plastered ceiling, spotlights, coving, fully tiled walls with vertical tiled borders, white double glazed window in obscure glass to side, separate shower with glazed panels, white inset wash hand basin with single chrome mixer tap, inset low level WC, storage unit, radiator, vinyl flooring.



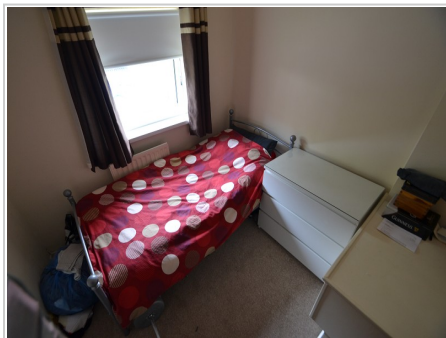
Bedroom 1 (11' 7" x 12' 8" Max) or (3.54m x 3.85m Max)

Smooth plastered ceiling, single light pendant with feature rose, coving, smooth plastered painted walls, dado rail, white uPVC double glazed window to front, radiator, storage area with three white doors and one mirrored, carpet.



Bedroom 2 (10' 2" x 10' 4") or (3.11m x 3.16m)

Smooth plastered ceiling, single light pendant, smooth plastered painted walls, white uPVC double glazed window to rear, radiator, small storage area, wooden floorboards.



Bedroom 3 (8' 4" x 7' 11") or (2.55m x 2.42m)

Smooth plastered ceiling, single light pendant, smooth plastered painted walls, white uPVC double glazed window to front, radiator, plain carpet.



Rear Garden

Low level block boundary walls with fence panels, paved terrace, external spotlights, exterior lighting, crazy paved terraces, borders with shrubs, plants and decorative stone, line post, tap, storage area, additional storage area with wooden door and uPVC window, gate into lane access.



Decked Terrace

Substantial timber decked terrace overlooking the rear garden, wooden steps to patio doors leading in to Principal Reception Room.



Garage/workshop

Metal roof, wooden door access from garden, white uPVC window. There is a private and gated shared lane to the rear of the garage to allow vehicular access into garage.



Garden Building

An additional storage shed previously utilised/designed as a chicken coup.

Services

Mains electricity, mains water, mains drainage, mains gas. Not tested.

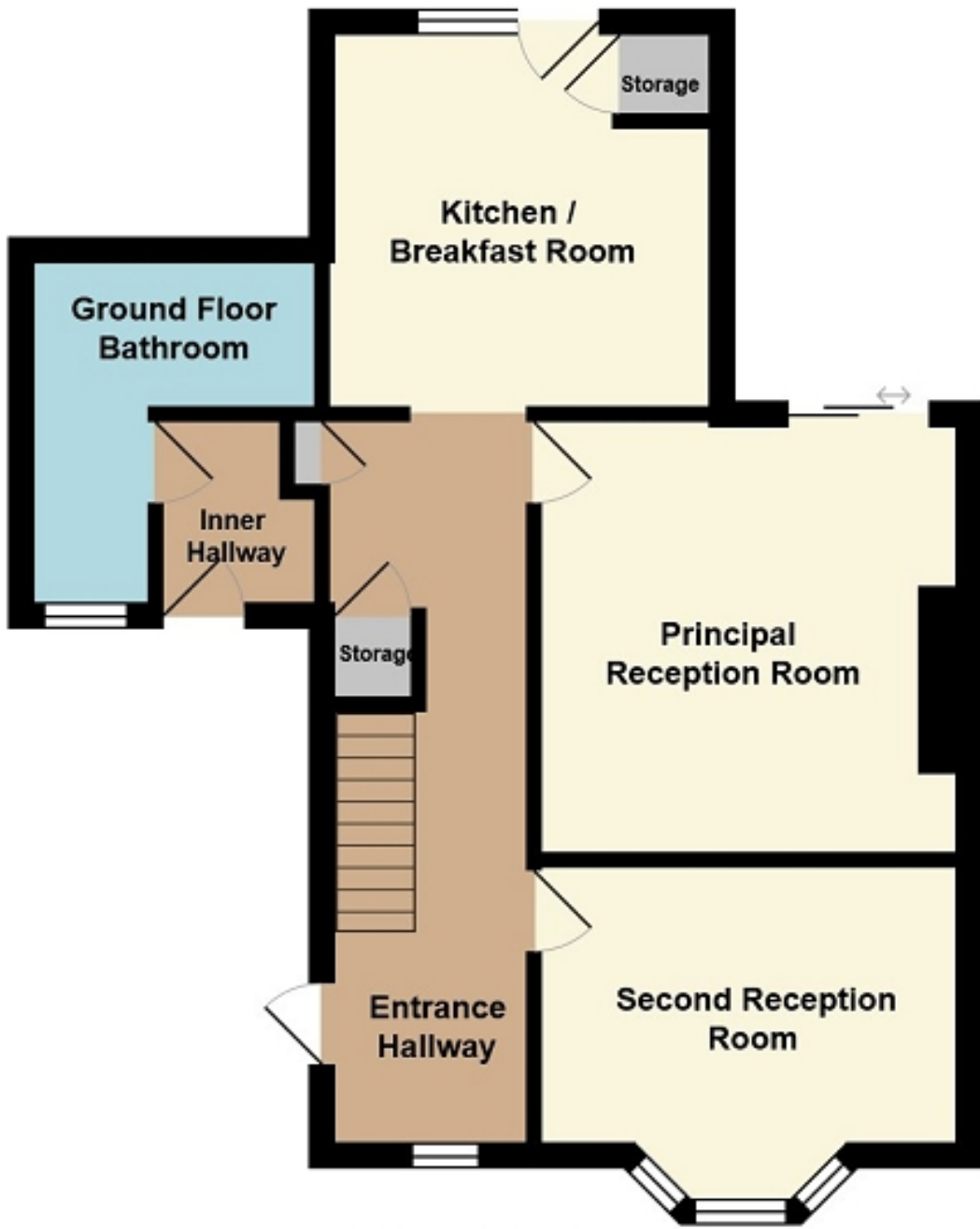
EPC Rating:65

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



Ground Floor



First Floor

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.