



35 Catherine Drive | Tongwynlais | Cardiff | CF15 7JT

****IDEAL FIRST TIME BUY**** A well presented three bedroom mid-terrace property in the popular village of Tongwynlais. The property briefly comprises Entrance hallway, WC, kitchen/breakfast room and lounge/diner. To the first floor there are three bedrooms and a family bathroom. The property benefits from an enclosed rear garden and off-road parking to the front. ****NO CHAIN**** EPC: D

Offers In Excess Of
£140,000

- Mid-terrace house
- Sought after village location
- Three bedrooms
- Enclosed rear garden
- NO CHAIN

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Michael Graham Young

LOCATION The property is located 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 Entered via pathway to front door. Off road parking. Laid to lawn.

HALLWAY Entered via uPVC double glazed door. Stairs to first floor. Doors to wc, kitchen/breakfast room and lounge/diner. Understairs storage cupboard.

WC 6' 3" x 2' 7" (1.909m x 0.798m) uPVC obscure double glazed window to front. Low level WC. Wall mounted wash hand basin. Radiator.

KITCHEN/BREAKFAST ROOM 13' 3" x 9' 3" (4.057 (max) x 2.841 (max) uPVC double glazed window to front. Modern fitted kitchen with range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Space for fridge/freezer and dishwasher. Gas cooker. Part tiled walls. Wall mounted combi boiler. Radiator. Storage cupboard with space and plumbing for washing machine and power.

LOUNGE/DINER 12' 7" x 15' 6" (3.857m x 4.741m) uPVC double glazed patio doors to rear garden, plus uPVC double glazed window to rear. Radiator.

LANDING Loft access with ladder attached, part boarded and insulated. Doors to three bedrooms and bathroom. Two storage cupboards.

BEDROOM ONE 14' 0" x 8' 4" (4.281m x 2.551m) uPVC double glazed window to rear. Radiator. Built in wardrobes with hanging and shelf space.

BEDROOM TWO 9' 8" x 6' 7" (2.967m x 2.016m) uPVC double glazed window to front. Radiator.

BEDROOM THREE 10' 3" x 6' 10" (3.126m x 2.091m) uPVC double glazed window to rear. Radiator.

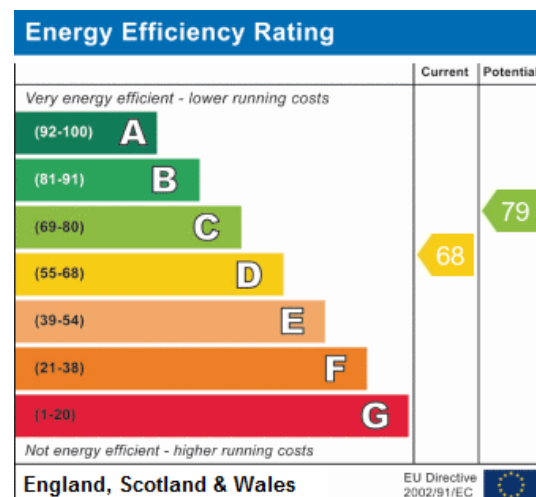
BATHROOM 5' 9" x 8' 6" (1.775m x 2.613m) Two uPVC double glazed windows to front. Low level WC. Pedestal wash hand basin. Panelled bath with shower over and shower screen. Heated towel radiator.

OUTSIDE Enclosed rear garden with fence surround. Paved patio areas. Bark chippings to rear.

Contact Details

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