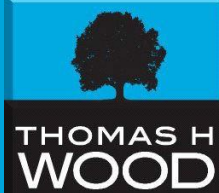




44 Cae Lewis

Tongwynlais, Cardiff, CF15 7LR



Asking Price Of £245,000

3 Bedrooms



An excellent opportunity to purchase a well presented and refurbished, three bedroom, semi detached house in this ever popular area of Tongwynlais. Ideally located within easy reach of the M4 and A470 motorways and the village centre, with its shops and amenities. Also within walking distance of Tongwynlais Primary School and falls within Radyr Comprehensive catchment area. The accommodation briefly comprises an entrance hall, sitting room, kitchen, downstairs WC, three bedrooms and bathroom. To the side is off road parking with a laid to lawn garden to the rear.

ENTRANCE HALL

Via open porch, wooden front door with glazed panels. Painted walls and ceiling, recessed lighting, laminate flooring. Double radiator panel. Stairs to first floor.

SITTING ROOM

17' x 12'9" (5.18m x 3.89m) max. Painted walls and ceiling, laminate flooring. Double glazed uPVC windows to front and rear. TV point. Double radiator panel with TRV.

KITCHEN

10'11" x 8'11" (3.33m x 2.72m) max. Cherry wood effect units with marble effect worksurface and tiled splashback. 1 ½ stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor hood over and electric oven. Space for washing machine. Integral fridge. Double glazed uPVC window to side, door to rear. Painted walls and ceiling, vinyl flooring.

WC

White suite comprising a low level WC, pedestal basin with chrome mixer tap. Cupboard containing Baxi condensing combi boiler. Painted walls and ceiling, vinyl flooring. Extractor fan. Double glazed uPVC window to side.

LANDING

Painted walls and ceiling.



BEDROOM 1

13'3" x 9'2" (4.04m x 2.79m) max. Painted walls and ceiling. Single radiator panel with TRV. Double glazed uPVC window to rear.

BEDROOM 2

10'4" x 8'9" (3.15m x 2.67m) max. Painted walls and ceiling. Single radiator panel with TRV. Double glazed uPVC window to side.

BEDROOM 3

9'1" x 7'6" (2.77m x 2.29m) max. Painted walls and ceiling. Single radiator panel with TRV. Double glazed uPVC window to front. Access to loft area.

BATHROOM

6'2" x 4'11" (1.88m x 1.50m) max. White suite comprising a pedestal basin with chrome taps, low level WC, bath with chrome taps and electric shower over. Tiled walls, painted ceiling, vinyl flooring. Double glazed uPVC window to side. Extractor fan. Chrome heated towel rail.

OUTSIDE

FRONT

Off road parking. Small lawn. Hedge and metal fencing to perimeter.

REAR

Lawn. Mains powered brick built shed. Block wall to perimeter.

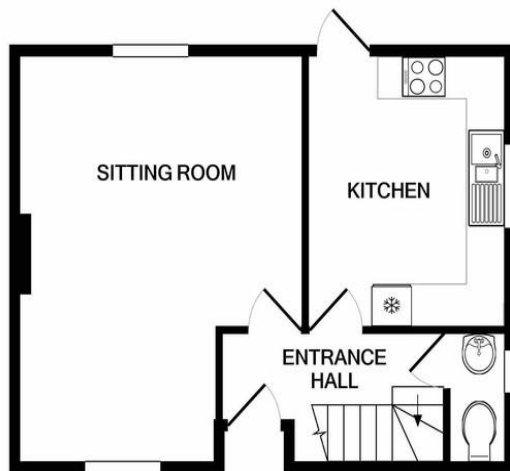
TENURE

This property is understood to be freehold. This will be verified by the purchaser's solicitor

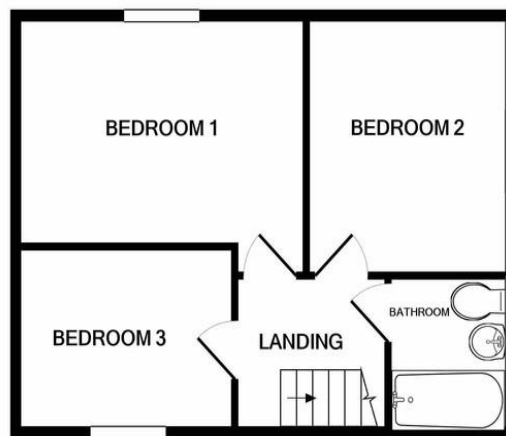
COUNCIL TAX Band C

Band C





GROUND FLOOR

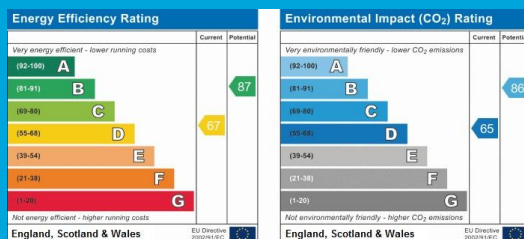


1ST FLOOR

TOTAL APPROX. FLOOR AREA 753 SQ.FT. (70.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements