



£260,000 Guide Price

Cae Lewis. Tongwynlais

Semi-Detached House | 3 Bedrooms | 2 Bathrooms



02920026213

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Step Inside

Key Features

- 3 Double Bedrooms
- Stunning Kitchen
- Landscaped Front and Rear Gardens
- Off Road Parking For 3 Cars
- Viewing Highly Recommended
- Great School Catchment
- Refurbished Throughout
- New Stunning Family Bathroom

Property Description

Have you been frustrated in the current lockdown? Did you want to go on country walks? If the answer is yes, then, look no further. This spacious three bedroom semi detached family home in this popular location, just a short walk from Tongwynlais Village with its local shops, amenities and great education from primary schools through to secondary schools provides you access to woodland walks through your rear gate.

Main Particulars

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The accommodation briefly comprises, entrance hall, lounge/diner, kitchen, study, Downstairs WC, landing, three bedrooms, and stunning family bathroom. The property further benefits from a Worcester condensing combi boiler, uPVC double glazing and professionally landscaped rear garden with sunny aspect, bordering the woodland behind Tongwynlais. The property is offered for sale after a significant refreshment of the property by the current owners .

The property is within easy reach of the M4 and A470, there is frequent transport to Cardiff City centre and is in the catchment of the well regarded Primary and secondary schools, namely, Tongwynlais (Primary) Radyr and Plasmawr (Comprehensive) schools. Off road parking to the front for three cars.

The Accommodation comprises

Hall - Entered via double glazed composite front door. Painted walls, plastered ceiling, tiled flooring. Single radiator panel. Door to study and downstairs wc and door to Lounge. Stairs to first floor.

Study - Just perfect as a home office, this room has a side facing Upvc window and door to the newly installed downstairs WC.

Downstairs WC - a Stylish white suite with low level toilet and vanity unit wash hand basin. Also home to the relatively new Worcester Combi-boiler.

Lounge - This larger than average lounge, offers ample space for any family to enjoy their evenings together. With double aspect from the window to the front and French doors to the rear, this room offers the new family a versatile room to enjoy time together. The penguin 8, wood burning fire and stove, offers the combustion technology that is just about as good as it gets and provides an oven and hot plate and heats the entire house. Painted walls, plastered ceiling. Stunning real wood floor. TV and telephone points. With such a large space there's plenty of room for the sofas and dining table for those family meals each evening.

Kitchen A stylish and contemporary Wren Linda Barker handle-less kitchen with lifetime guarantee in periwinkle blue, provides the new family with integrated dishwasher, freezer, washer/dryer, built in electric oven and patterned tiled splashback. With complementary storage over, with built in microwave, painted ceiling and walls, stainless steel sink and drainer with chrome mixer tap. Five ring gas hob, extractor fan over. Space for fridge/freezer, and under floor heating. Double glazed uPVC windows to side, and French doors to rear, this kitchen is just perfectly appointed for the new owners.

Landing Via staircase with painted wooden banisters. Access to loft area. Plastered walls and ceiling. Glazed uPVC window to rear and access to all rooms on the first floor. Carpet flooring.

Master Bedroom Plaster walls and ceiling. Double glazed uPVC windows to front. Space for wardrobes to one wall. Single radiator panel. In the corner of the bedroom, you'll find the original cast iron feature fireplace. An ideal place to recharge your batteries. With exposed wooden floor, just beautiful

Bedroom 2. Painted walls and ceiling. Double glazed uPVC window to side and rear. Single radiator panel. With ample room for a double bed, ideal guest or Childs bedroom.

Bedroom 3 As bedroom two, with double glazed uPVC window to the rear.

Family Bathroom A stylish modern four piece white suite with vanity basin, bath, low level toilet and separate walk in shower. Part tiled walls. Double glazed uPVC window to side and storage cupboard.

OUTSIDE

FRONT Off road parking for up to three cars. Landscaped to a high standard, laid with grey slate stone chipping, mature shrubs and log store for the wood burner. Timber side panelled fence to rear.

REAR This multi layered garden, offers the new family everything they could want, peace, space and adventure all in one! The initial area outside the rear has been excavated to allow an extension to be built (if you wanted) and is currently gravelled and home to the large trampoline. The second tier has been beautifully created by the current owners, with lawned area and large patio for those family and friends to come over and enjoy those summer BBQs.

The final tier, provides another area laid to lawn, with washing line and access to the rear woodland, the perfect children's playground. Timber fencing to the perimeters.

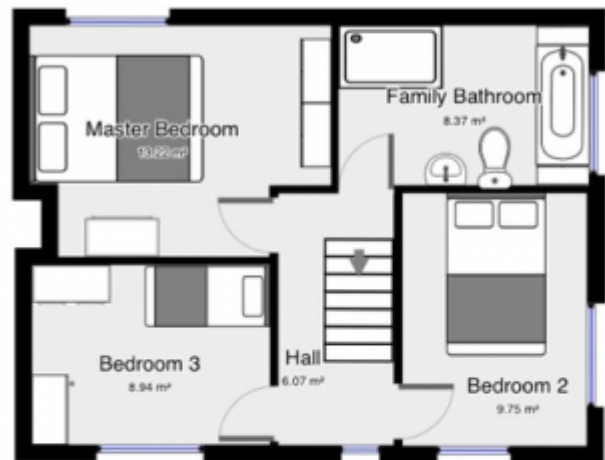


Floorplan



Ground Floor

Lounge	20'5" x 15'6" (6.23m x 4.72m)
Kitchen	12'1" x 12'0" (3.70 x 3.67m)
Entrance Hall	6'7" x 4'4" (2.02m x 1.32m)
Study	6'10" x 5'3" (2.10m x 1.59m)
WC	6'10" x 2'7" (2.10m x 0.79m)



First Floor

Master Bedroom	14'3" x 10'11" (4.36m x 3.35m)
Bedroom Two	12'0" x 8'9" (3.66m x 2.67m)
Bedroom Three	11'3" x 8'6" (3.44m x 2.60m)
Family Bathroom	11'10" x 7'7" (3.82m x 2.31m)

Disclaimer

Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

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