

**CONTACT**

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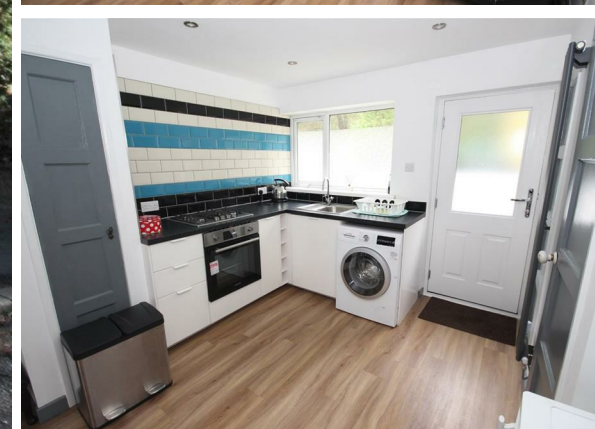
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25 Green Meadow Drive,  
Tongwynlais, Cardiff  
CF15 7LU

Asking Price £175,000  
Maisonette  
2 Bedrooms

Tenure - Leasehold

Floor Area - 0.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - C77

A superb opportunity to purchase this spacious first floor maisonette situated in the popular village of Tongwynlais. This much loved and fully refurbished property is offered for sale for the first time since 1968. This bright and modern property benefits from a new combination boiler, electric rewire, open plan living and a modern kitchen and bathroom, plus a delightful rear garden. Offering spacious accommodation throughout and briefly comprising; spacious entrance hallway via new composite front door, 2 double bedrooms, family bathroom and open plan lounge and kitchen. Occupying a quiet spot on Green Meadow Drive and short walk away from the village, primary school, Taff Trail, Castel Coch and bus route. Viewings are recommended to appreciate the standard of the property. NO ONWARD CHAIN.

#### ENTRANCE

Via composite front door leading to hallway and stairs rising to the first floor.

#### FIRST FLOOR LANDING

Ample space to create a working from home space. Carpeted floor, painted walls, smooth ceiling and doors to all rooms.

#### BEDROOM ONE

3.23 x 3.53 (10'7" x 11'7")

A substantial double bedroom with carpeted floors, painted walls, smooth ceiling, fitted wardrobe, large UPVC double glazed window to rear and radiator with TRV.

#### BEDROOM TWO

2.51 x 3.70 (8'3" x 12'2")

A further double bedroom, with carpeted floors, painted walls, smooth ceiling, fitted wardrobe, UPVC double glazed window to front and radiator with TRV.

#### BATHROOM

2.16 x 1.80 (7'1" x 5'11")

A modern and recently installed three piece white suite comprising bath with electric and handheld shower, pedestal wash hand basin, low level W.C, obscure UPVC double glazed window to rear, tiled walls and towel rail.

#### OPEN PLAN KITCHEN/SITTING ROOM

6.96 x 3.85 (22'10" x 12'8")

A beautifully presented kitchen with metro tiled splashback, gas hob, electric oven and stainless steel sink. Space and plumbing for fridge/freezer and washing machine. UPVC double glazed window to rear and composite door leading to balcony area. Built in storage cupboards with Baxi combination boiler. Open plan to a sizeable lounge with ample space for dining table and chair and sofas. With oak effect flooring, UPVC double glazed window to front and radiator with TRV.

#### OUTSIDE FRONT

Laid to lawn with pathway leading to the property's own entrance. On street parking. Self-contained outside storage units.

#### OUTSIDE REAR

Shared side access leading to garden, with greenhouse, mature hedgerows wire fence boundaries.

#### COUNCIL TAX

Band C

#### TENURE

LEASEHOLD:- Terms of Lease 125 years lease from May 1989. Service Charge £258 p.a. (includes building Insurance). Ground Rent £ 10 p.a.



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