



107 Green Meadow Drive,
Tongwynlais, Cardiff
CF15 7LW

Asking Price £169,950
Maisonette
2 Bedrooms

Tenure - Leasehold

Floor Area - 667.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - C78

A well maintained, spacious first-floor maisonette located in the sought-after village of Tongwynlais. Lovingly maintained, this charming property offers ample living space, which comprises a welcoming entrance hallway, two double bedrooms, a family bathroom, spacious lounge, kitchen and balcony. Further benefits include, large rear garden, off road parking and no onward chain. Positioned in a tranquil location on Green Meadow Drive, just a short stroll from the village amenities, primary school, the scenic Taff Trail, Castel Coch, and a convenient bus route. Viewings recommended.

ENTRANCE

Via uPVC double glazed window to side, laminate flooring to carpeted staircase leading to first floor.

LANDING

A versatile space that would make an ideal working from home area. Upvc double glazed window to front. Access to all rooms. Loft hatch with drop down ladder, light . Large attic space, partly board excellent storage area. Fitted storage cupboard, carpeted floor and radiator.

LOUNGE

3.84m x 4.19m (12'7" x 13'8")
A bright and spacious principal reception room, with carpeted floor, ample space for dining table and sofas. uPVC window to the front, painted walls and ceiling. Fitted storage cupboard. Radiator. Door leading into kitchen.

KITCHEN

2.57m x 3.43m (8'5" x 11'3")
A range of wall and base units with contrasting worktops over. Breakfast Bar. Space for fridge/freezer, washer/dryer and cooker. Cooker hood, tiled splashbacks. Stainless steel sink, drainer and mixer tap. Laminate flooring, uPVC window to rear. Obscure door leading to balcony.

BALCONY

Door from kitchen leading to balcony. Plenty of space for table and chairs to enjoy.

BEDROOM ONE

3.20m x 3.66m (10'5" x 12'0")

A generous double bedroom with a fitted storage cupboard. Painted walls and ceiling. uPVC double glazed window to rear. Carpeted floor and radiator.

BEDROOM TWO

2.57m x 3.66m (8'5" x 12'0")

A further double bedroom with fitted storage cupboard housing a Glow Worm boiler. Smooth plastered walls to ceiling. uPVC double glazed window to front. Radiator. Carpeted throughout.

SHOWER ROOM

2.16m x 1.80m (7'1" x 5'10")

A new three piece suite with walk in shower, high level WC and pedestal wash hand. Tiled surround and linoleum floor. UPVC window to rear.

OUTSIDE

FRONT

Pathway leading to own entrance. Off street parking to front with a dropped kerb for access. Lawned front throughout.

REAR

Very Spacious enclosed rear garden. Access from side gate. Two outdoor storage cupboards.

TENURE

LEASEHOLD

Terms of Lease 87 Years remaining (125 years from 1986)

Ground Rent £10.00 p.a.

Service Charge £70.00p.a.

COUNCIL TAX

Band C



