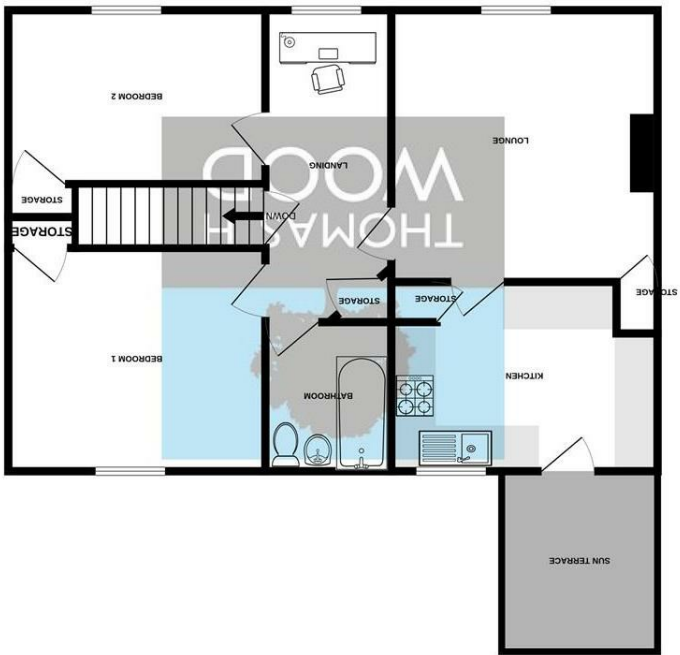


Map data ©2024
 Delta Force Paintball Cardiff
 Forest Farm Country Park
 HOLLYBUSH ESTATE
 RHYDWYLLAIS
 RHYWBINA
 RHYDWAEDLYD
 LLANISHEN
 Rhydina Hill
 Northern Ave
 M4
 M4
 M4
 Heol Goch
 Main Rd
 Radyr
 Drysgol Rd
 Maes-Y-Coed Rd
 Pantbach Rd
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TOTAL FLOOR AREA : 62.0 sq.m. (667 sq.ft.) approx.



GROUND FLOOR
 62.0 sq.m. (667 sq.ft.) approx.

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| 70 | 78 |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England & Wales | |

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THOMAS H
 WOOD





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

EXTENDED LEASE ON COMPLETION 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")

Wet room totally modernised 12 months ago and finished to the highest of standards, comprising, walk in shower, high level WC and pedestal wash hand, tiled walls. UPVC window to rear. Easily adapted to a traditional layout to incorporate a bath if required.

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



