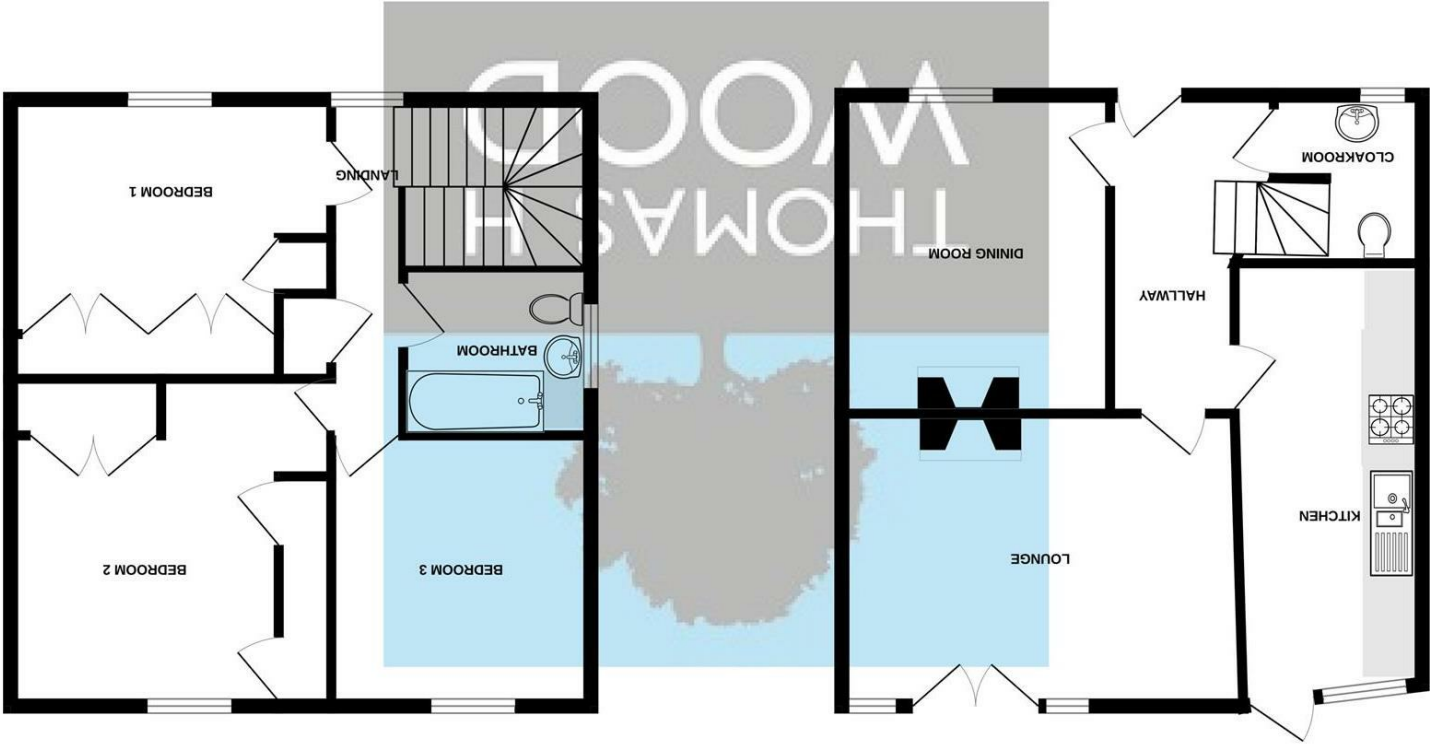




TOTAL FLOOR AREA : 100.6 sq.m. (1083 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
G		
(1-20)		
F		
(21-38)		
E		
(39-54)		
D		
(55-69)		
C		
(70-85)		
B		
(86-91)		
A		
(92 plus)		
Very energy efficient - lower running costs		
Current		
Potential		
Energy Efficiency Rating		

THOMAS H
WOOD



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1 Bute Street,
Tongwynlais
CF15 7LJ

Asking Price £295,000
House - End Terrace
3 Bedrooms

Tenure - Freehold

Floor Area - 1083.00 sq ft

Current EPC Rating - C70

Potential EPC Rating - B85



An exciting opportunity to purchase this three-bedroom family home situated in the heart of Tongwynlais Village. The property has been well maintained and offers generous accommodation throughout and an excellent size rear garden. The property is located within walking distance to the village, Castell Coch, Taff Trail and Tongwynlais primary school. Furthermore, the bus route is close by, and you are just few minute's drive to the A470 and M4 Motorway. Viewing of this beautiful home is highly recommended and is offered for sale with no onward chain.

ENTRANCE

Via UPVC front door to spacious and carpeted hallway. Space for shoes and coats. Door to;

W.C.

1.77m x 2.01m (5'9" x 6'7")

(max) With low level WC, wash hand basin and UPVC window. Painted walls and tile effect floor.

DINING ROOM

3.21m x 3.80m (10'6" x 12'5")

Overlooking the front aspect, with carpeted floor, painted walls and textured ceiling. UPVC window to front and radiator panel. Feature gas fire with marble hearth and surround.

LOUNGE

4.80m x 3.49m (15'8" x 11'5")

Overlooking the rear garden, with carpeted floor, painted walls, wall lights X and textured ceiling. Serving hatch to kitchen, UPVC windows and doors to garden. Radiator panel and feature gas fire with marble hearth and surround.

KITCHEN

2.24m x 5.29m (7'4" x 17'4")

(max) With a range of wall and base units and contrasting work surfaces over. Stainless steel sink with chrome tap. Electric double ovens, four ring gas hob. Integrated dishwasher and washing machine. With linoleum floor, part tiled and painted walls. UPVC window and door to rear.

LANDING

Via carpeted staircase to landing. Doors to all rooms, UPVC window to front, useful storage cupboards housing a modern combination boiler and loft access. .

BEDROOM ONE

3.83m x 3.76m (12'6" x 12'4")

(max) Overlooking the front aspect of the property with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes, UPVC window to front and radiator panel.

BEDROOM TWO

3.83m x 3.91m (12'6" x 12'9")

(max) Overlooking the rear aspect of the property with carpeted floor, painted walls and smooth ceiling. Fitted wardrobes and dresser, UPVC window and radiator panel.

BEDROOM THREE

3.10m x 3.23m (10'2" x 10'7")

A generous third bedroom with carpeted floor, painted walls and smooth ceiling. UPVC window to rear and radiator panel.

BATHROOM

2.24m x 2.01m (7'4" x 6'7")

A modern three-piece suite with low level WC. pedestal wash hand basin vanity unit, bath with central taps, handheld shower, plus electric shower over, with glazed screen. Linoleum floor and part tiled and painted walls. Radiator and UPVC window to side.

OUTSIDE

Approach via pathway to front door. Gate to rear garden.

REAR GARDEN

with patio and laid lawn areas. Mature plants and shrubs. Gate to the front of the property.

TENURE

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

COUNCIL TAX

Band E

