

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



WELLINGTON STREET  
TONGWYNLAIS





**ENTRANCE HALLWAY**

**OPEN PLAN LIVING / KITCHEN / DINING**  
4.19m x 9.67 (13'8" x 31'8")

**BATHROOM**  
1.51m x 1.98m (4'11" x 6'5")

**UTILITY CUPBOARD**

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
4.40m x 3.07 (14'5" x 10'0")

**BEDROOM TWO**  
3.25m x 3.57m (10'7" x 11'8")

**GARDEN**  
Impressive rear garden that benefits side access. mainly laid to lawn and walled boundary.

**TENURE**  
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**  
Band - D




**ADDITIONAL INFORMATION**  
Newly fitted kitchen and bathroom  
Decorated throughout recently  
Rental potential of £1,000-£1,100 pcm







## WELLINGTON STREET TONGWYNLAIS, CF15 7LP - £250,000

 2 Bedroom(s)  1 Bathroom(s)  722.00 sq ft

JeffreyRoss are proud to bring to the market this beautifully presented and stylish 2 bedroom terrace home in the popular area of Tongwynlais. The property briefly comprises entrance hallway opening onto open plan living, kitchen and dining area with stylish ground floor bathroom and utility cupboard with door onto an impressive rear garden that benefits shared side access - perfect if you have pets given the trails and walks that you can benefit from living in Tongwynlais. To the first floor are two impressive double bedrooms and loft access. The property is offered to the market with no onward chain and would make an ideal first time purchase, buy to let investment or home to downsize to given the size of the rooms.

Take a closer look at our interactive Virtual tour. Get in touch with our Llanishen office to arrange your viewing.



### PROPERTY SPECIALIST

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Director

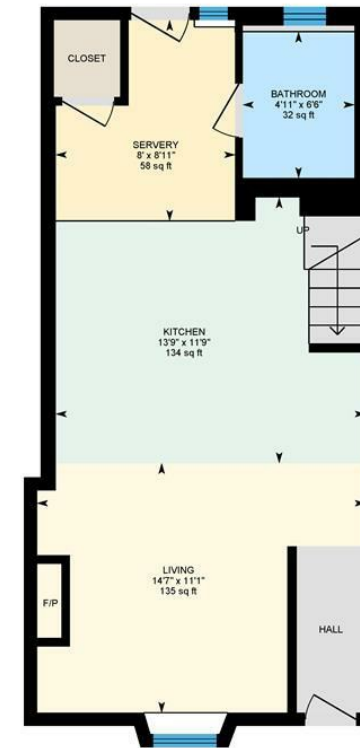




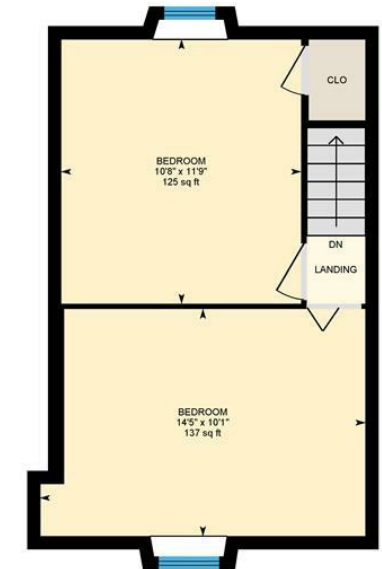


## Wellington St, Tongwynlais, CRF

Main Building: Total Interior Area 723.02 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Wellington Street, Tongwynlais, Cardiff



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>68</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |