



Wellington Street, Tongwynlais CARDIFF CF15 7LP

welcome to

Wellington Street, Tongwynlais CARDIFF

Nestled in Tongwynlais is this double bay fronted detached bungalow, within close proximity to Castell Coch, Taff Trail & the village high street. Viewing highly recommended to truly appreciate the internal space this bungalow has to offer. The property is offered on th market with no ongoing chain!



Entrance Hall

Wood flooring, cupboard, access to loft by stairs, radiator, obscured window to lounge, doors leading to bedroom one, two, three, bathroom and lounge

Bedroom One

13' 7" into bay x 11' 8" (4.14m into bay x 3.56m)
Double glazed box bay window to front, wood flooring, radiator

Bedroom Two

13' 7" into bay x 11' 8" (4.14m into bay x 3.56m)
Double glazed box bay window to front, wood flooring, radiator

Bedroom Three

12' 1" x 8' 5" (3.68m x 2.57m)
Double glazed window to side, wood flooring, radiator

Shower Room

Walk in mains shower cubicle, hand wash hand basin vanity unit, low level w/c. Boiler in storage cupboard with additional space for washing machine and tumble dryer. Towel heater and obscured double glazed window to side

Lounge

12' 10" into alcove x 11' 8" max (3.91m into alcove x 3.56m max)
Open fireplace, radiator, open to dining area accessed via a step up.

Diner

13' 8" x 15' 2" max (4.17m x 4.62m max)
Radiator, open to lounge area via a step down, double glazed sliding doors to garden, door to kitchen

Kitchen/Breakfast

Irregular Shaped Room 15' 7" max x 14' 6" max (4.75m max x 4.42m)
Fitted with base units, work surfaces, dual sink, range-master with cooker hood, space for white goods. Radiator, double glazed windows to rear and sides, door to garden

Rear Garden

Enclosed garden to rear with side access to the front, patio area, steps up lead to section laid to lawn with mature trees and shrubbery, raised plant beds and shed to the rear.



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Wellington Street, Tongwynlais CARDIFF

- Detached Double Bay Fronted Bungalow
- Three Spacious Bedrooms
- Lounge Diner With Fire Place
- Kitchen & Breakfast room Inclusive Of Some Appliances
- Shower Room With Three Piece Suite, Additional room in the attic

Tenure: Freehold EPC Rating: E

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WTC109365 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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