



## Queen Street, offers in excess of £190,000

- Council Tax D
- NEW DAMP PROOF COURSE
- NO CHAIN
- COURTYARD GARDEN
- UTILITY
- TWO BEDROOMS
- EPC Rating: D



 2  1  1



## About the property

Cottage style terrace property is offered for sale with no onward chain and is located in the heart of popular Tongwynlais village. Inside, the property has an open plan lounge / dining room, kitchen and utility room. Upstairs are two bedrooms and a bathroom. To the rear is a private courtyard laid





## Accommodation

### Living Room

14' max x 21' max ( 4.27m max x 6.40m max )  
A spacious open plan living space with front and rear aspect double glazed windows. A staircase gives access to the first floor and has a storage cupboard and a study area underneath. There are two radiators and fitted shelving in the alcoves.

### Kitchen

6' 2" x 10' ( 1.88m x 3.05m )  
A side aspect double glazed window and door. A range of base and wall units with laminated work tops that incorporate a one and a half bowl stainless steel sink. A cooker point, space for a fridge, slate tiled flooring and a radiator.

### Utility Room

4' 10" x 6' 3" ( 1.47m x 1.91m )  
A window to the side and rear, plumbing for a washing machine, space for a freezer, slate tiled flooring and a radiator.

### Bedroom One

10' x 12' 6" ( 3.05m x 3.81m )  
A front aspect double glazed window, wood laminate flooring and a radiator.

### Bedroom Two

6' 8" x 11' ( 2.03m x 3.35m )  
A rear aspect double glazed window, a cupboard housing a gas combination boiler and airing racks, wood laminate flooring.

### Bathroom

6' 1" x 10' 2" ( 1.85m x 3.10m )  
A rear aspect double glazed window. A white bathroom suite comprising of a panelled bath, hand basin and toilet. Partly tiled walls, exposed and treated floorboards and a radiator.

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## Floorplan



## Important Information

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