

31 Ironbridge Road, Tongwynlais, Cardiff, CF15 7NJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£315,000



Mid Terrace Property

3

1

1

2

Property Description

**** CHARMING PERIOD COTTAGE ** IN POPULAR LOCATION **** Situated in the heart of Tongwynlais village with views of Castell Coch and only a short walk to highly regarded primary school and the Taff Trail. This delightful three bedroom terraced home includes entrance hall, lounge, dining room, kitchen/breakfast room, utility room, three bedrooms, bathroom plus second floor loft room. Tiered rear garden with views over the village and beyond. EPC Rating: C

Tenure Freehold

Council Tax Band D

Floor Area Approx 840 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Local amenities include a shop, chemist, golf club, primary school, public houses and hairdressers. Tongwynlais is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

ENTRANCE

Slate chip border to front. Stairs to front door.

HALLWAY

Entered via glazed front door into hallway. Tiled flooring and half tiled walls. Radiator. Opening to lounge/dining room. Stairs to first floor.

LOUNGE

11' 7" x 9' 8" max (3.55m x 2.95m)
Two uPVC double glazed windows to front with oak sills. Oak wood flooring. Feature wood burner. Radiator. Opening to dining room.

DINING ROOM

12' 6" x 11' 11" (3.83m x 3.64m)
uPVC double glazed window to rear. Radiator. Under stair storage cupboards. Oak wood flooring. Feature sliding door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

13' 10" x 9' 8" (4.23m x 2.97m)
The kitchen is fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and gas hob with extractor hood over. Space for fridge/freezer and washing machine. Tiled splash backs. Slate tiled flooring. Radiator. uPVC double glazed windows to side and rear. Door to utility/store room.

UTILITY/STORE ROOM

13' 10" x 5' 5" (4.24m x 1.67m)
Laminate wood flooring. Door to rear path leading to recently landscaped garden.

FIRST FLOOR

LANDING

Doors to three bedrooms, bathroom, and stairs to loft room. Under stair storage cupboard.

BEDROOM ONE

10' 11" x 9' 8" (3.35m x 2.97m)
uPVC double glazed window to rear with views over the garden. Radiator.

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BEDROOM TWO

10' 7" x 9' 2" (3.23m x 2.80m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE

7' 7" x 5' 9" (2.32m x 1.76m)

uPVC double glazed window to front. Radiator.

BATHROOM

9' 1" x 5' 10" (2.78m x 1.80m)

A well presented, recently installed bathroom to include low level WC, vanity enclosed wash hand basin and panelled P-bath with mixer shower over and glass screen. Tiled flooring and splash backs. Ladder radiator. uPVC double glazed window to rear.

SECOND FLOOR

LOFT ROOM

13' 9" x 10' 7"max (4.21m x 3.25m)

Vaulted ceiling with double glazed Velux windows to front and rear. Storage into eaves. Radiator.

REAR GARDEN

A tiered, landscaped garden with external lighting and power points. The lower garden has a decked seating area with steps up to the garden room with balcony to front. Accessed via the garden room is the rear garden mainly laid to lawn with shrub borders. Steps up to raised decking with storage under. Views of Castell Coch. Boundary wall and fence.

GARDEN ROOM

15' 1" x 8' 6" (4.61m x 2.61m)

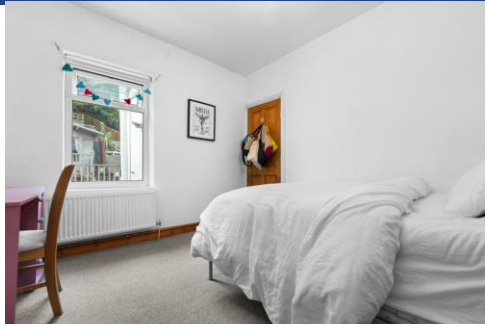
A versatile space ideal for a home office/gym/cinema room. Light and power. Feature beamed ceiling. Double glazed double doors to front and double glazed window to side. Two electric radiators. Spotlights.

GARDEN SHED

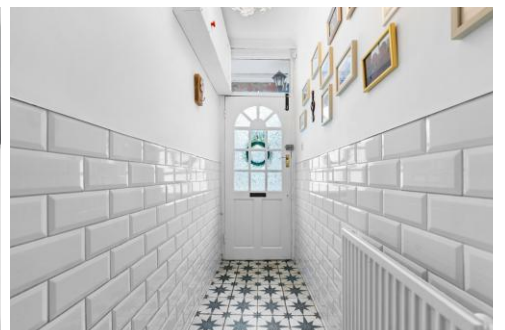
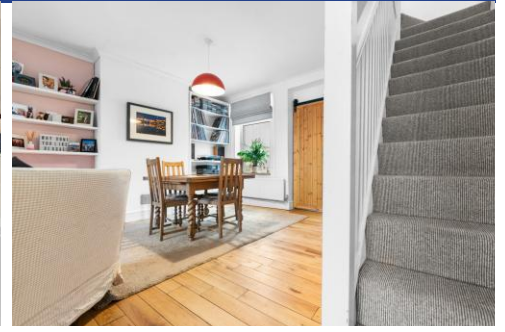
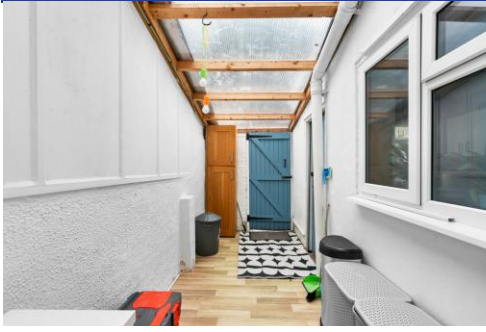
9' 5" x 5' 10" (2.88m x 1.79m)

Situated under the decking is a brick built store room.

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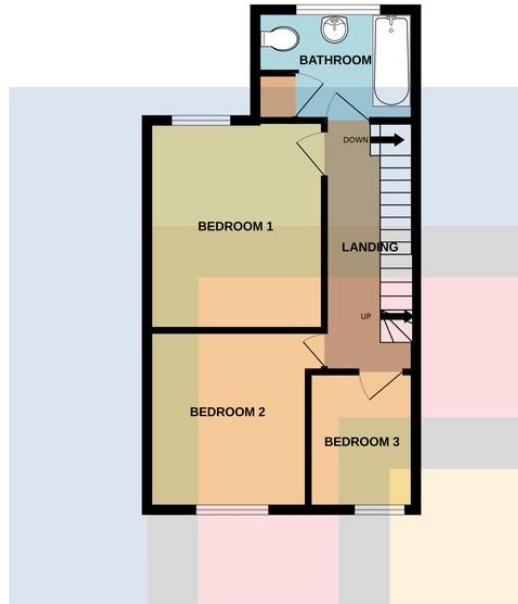


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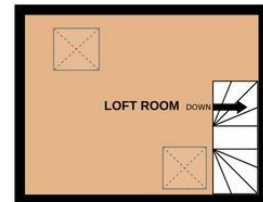
GROUND FLOOR



1ST FLOOR



2ND FLOOR
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA: 840sq.ft. (78.0 sq.m.) 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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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