



2 Birch Hill, Tongwynlais

£325,000 Freehold

A delightful three bedroom semi detached family home in the sought after village of Tongwynlais having been built and owned by one family since 1960. Entrance hallway, lounge, dining room, kitchen, utility room and cloakroom. To the first floor are three bedrooms and a family shower room. Gas central heating. Double glazing. Japanese Oak wood block flooring to the hallway and lounge. Enclosed paved patio rear garden. Long driveway to side leading to garage. No chain. EPC Rating: C

Council Tax band: E

Tenure: Freehold

Entrance Hallway

9' 7" x 5' 11" (2.92m x 1.81m)

Approached via a uPVC entrance door leading to the spacious entrance hallway. Staircase to first floor. Japanese Oak wood block flooring. Radiator.

Lounge

15' 1" x 11' 5" (4.61m x 3.47m)

With two large windows to front and side, a good sized primary reception. Feature fireplace. Japanese Oak wood block flooring. Radiator. Door to dining room.

Dining Room

10' 5" x 8' 3" (3.18m x 2.51m)

With patio doors leading to the rear garden. Additional large window to side. Radiator. Opening to the kitchen.

Kitchen

13' 0" x 10' 1" (3.95m x 3.08m)

Appointed along three sides in woodgrain effect panelled fronts beneath round nosed worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with concealed cooker hood above and oven below. Matching range of eye level wall cupboards. Under stairs recess. Door to utility room.

Utility Room

6' 9" x 5' 3" (2.06m x 1.61m)

Window overlooking the rear garden. Plumbing for washing machine. Wall mounted 'Baxi Solo' gas central heating boiler. Tiled flooring. Opening to rear lobby. Radiator.

Inner Lobby

With door to rear garden. Door to cloakroom. Tiled flooring.

Cloakroom

Comprising low level wc and wash hand basin. Obscured glass window to side. Tiled flooring. Radiator.

First Floor Landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space with lighting via a drop down ladder. Window to rear. Airing cupboard housing the hot water cylinder.

Bedroom One

12' 9" x 11' 7" (3.88m x 3.52m)

Enjoying views to front and side, a good sized primary bedroom. A range of fitted bedroom furniture to one side with central bed recess. Radiator.

Bedroom Two

8' 9" x 8' 1" (2.67m x 2.46m)

With windows to two aspects. Built in wardrobes to one side. Radiator.

Bedroom Three

9' 6" x 8' 5" (2.89m x 2.57m)

Overlooking the entrance approach. Built in wardrobe with shelving. Radiator.

Shower Room

6' 9" x 5' 10" (2.07m x 1.77m)

A modern fitted white suite comprising low level wc, wash hand basin, walk in shower cubicle with folding door entrance and disability seat. Full wall tiling. Obscured glass window to side. Radiator.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

An enclosed low maintenance paved patio garden.
Access to driveway.

FRONT GARDEN

Paved patio and lawned front with inset plants and shrubs.

DRIVEWAY

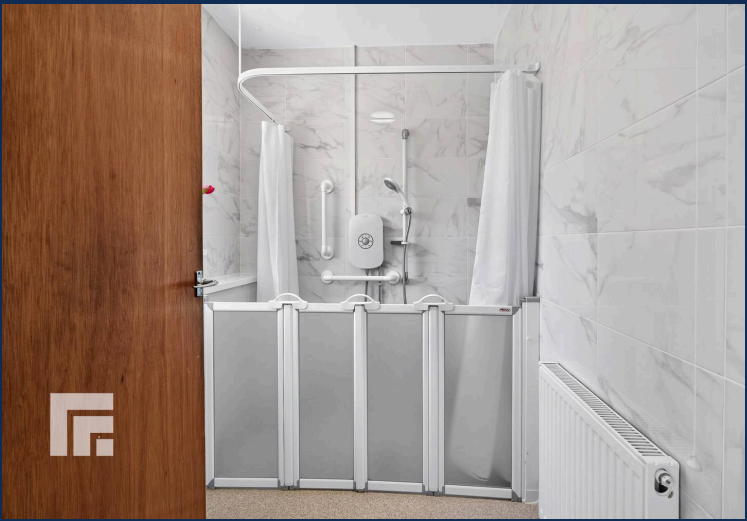
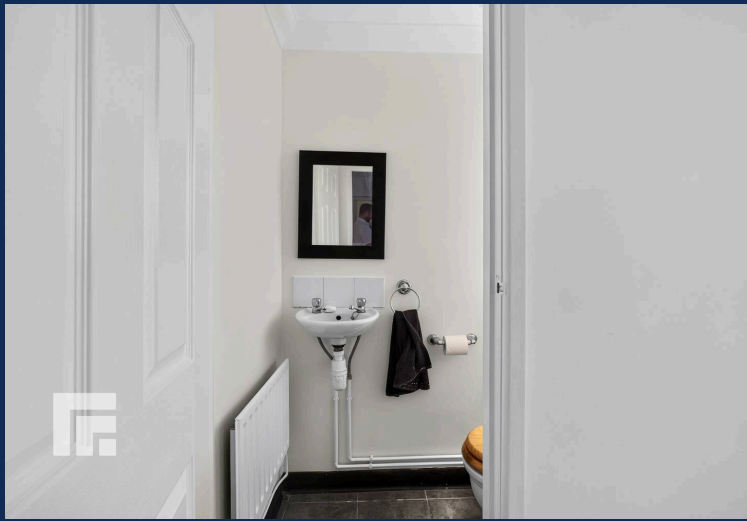
2 Parking Spaces

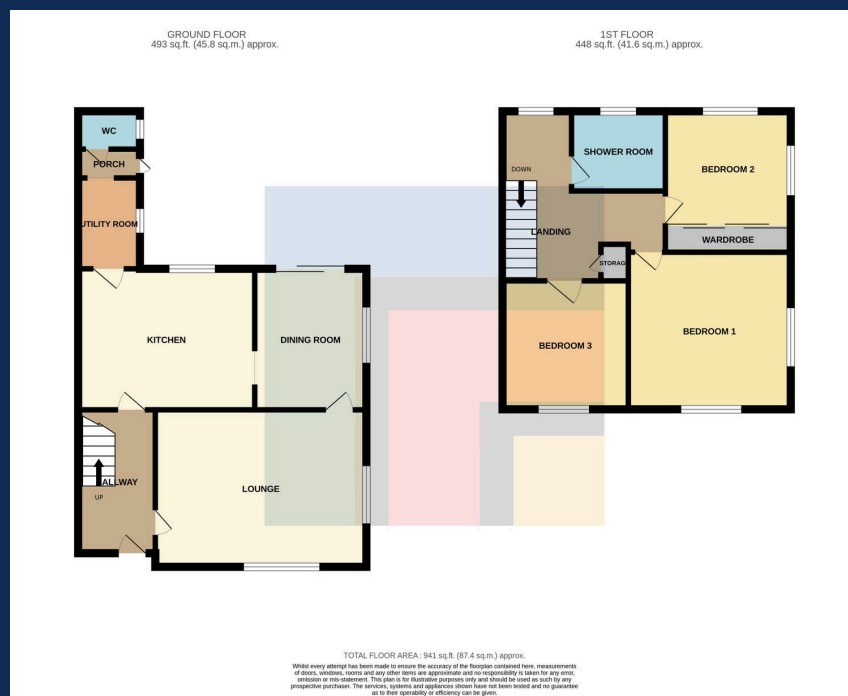
Long driveway to side leading to garage.

GARAGE

Single Garage

Detached single garage with up and over access door.





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