

Wellington Street,
Tongwynlais, Cardiff,
CF15 7LP

THOMAS H WOOD

£399,950

3 Bedrooms
Bungalow - Detached

A beautifully presented and notably spacious three bedroom detached bungalow, occupying an enviable position on the ever popular Wellington Street in the heart of Tongwynlais. Properties of this size, quality and position are rarely available in the village, making this an exciting opportunity for buyers seeking generous single level living within a well established and highly regarded community. Thoughtfully improved, extended and maintained by our vendors, this impressive home offers exceptionally well proportioned and versatile accommodation, combining character, modern comfort and excellent energy saving features. The accommodation has been enhanced by a substantial rear extension, creating additional living space without compromising the generous room sizes expected of a detached property. The finish throughout is of a high standard, with attractive strip wooden flooring, feature fireplaces and underfloor heating throughout.
The recently refurbished kitchen is a particular highlight, featuring a contemporary finish, integrated appliances, vaulted ceiling and direct access onto the rear garden. The generous four piece bathroom suite further complements the accommodation, while the recently installed thermal solar panels and new hot water cylinder provide a significant additional benefit.
The location is equally impressive. Situated in the heart of Tongwynlais, the property is ideally placed for enjoying everything this popular village has to offer, with a strong sense of community, local amenities and highly regarded schooling all close at hand. The surrounding area provides an exceptional lifestyle for those who enjoy the outdoors, with the Taff Trail providing direct access to some of Cardiff's most attractive countryside and walking and cycling routes. Viewings are highly recommended.



HALLWAY
Via storm porch to hallway. Doors to all rooms.

LOUNGE
15'11" x 11'11"
A comfortable and characterful reception room with a side aspect UPVC window including decorative inserts. Finished with strip wooden flooring, painted walls, smooth ceiling with coving, wall lights, underfloor heating and a central gas fire.



Features

- Detached Three Bedroom Bungalow
- Extended To The Rear
- Modern Recently Refurbished Kitchen
- Generous Four Piece Bathroom Suite
- Underfloor Heating Throughout
- Solar Thermal Hot Water System
- Viessmann Boiler
- Landscaped Rear Garden With Patio And Lawn Areas
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities









KITCHEN
9'9" x 16'0"
A modern recently refurbished kitchen fitted with a range of wall and base units with contrasting work surfaces over. Integrated appliances include two electric ovens, fitted microwave, slimline dishwasher, electric hob and extractor over, with space for an American style fridge freezer. The room also provides space for a bistro table and chairs. Finished with tiled flooring, underfloor heating, painted walls, smooth vaulted ceiling, UPVC window and stable style composite door opening to the rear garden.

BEDROOM ONE
11'9" x 14'6" into bay
A generous front aspect double bedroom with excellent natural light from the deep UPVC bay window. Finished with strip wooden flooring, painted walls, smooth ceiling, underfloor heating and a feature fireplace with refurbished surround and tiling.

BEDROOM TWO
11'8" x 14'6"
A further spacious front aspect double bedroom with a deep UPVC bay window and attractive character detail. Finished with strip wooden flooring, painted walls, smooth ceiling, underfloor heating and a feature fireplace with surround.

SECOND RECEPTION ROOM
11'8" x 12'9"
A versatile additional reception room offering excellent flexibility as a sitting room, dining room, home office or independent family space. Finished with carpeted flooring, painted walls, smooth ceiling, underfloor heating and door leading to the rear bedroom.

BEDROOM THREE
8'11" x 15'8"
A generous rear aspect bedroom with excellent proportions and a pleasant outlook over the rear garden. Finished with carpeted flooring, painted walls, smooth ceiling with spotlights, UPVC window and underfloor heating.

BATHROOM
8'2" x 16'0"
A generous modern bathroom fitted with a stylish four piece suite. Comprising low level WC, wash hand basin set within a vanity unit with storage, panelled bath with mixer taps and handheld shower attachment, and a double shower enclosure with sliding door and black accessories. Finished with smooth ceiling, spotlights, fitted storage, UPVC rear window and underfloor heating.

OUTSIDE



3 BEDROOMS

1 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF15 7LP
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1108.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

FRONT
On road parking to the front. Gate providing access to the rear garden.

REAR
A standout feature of the property is the generous and well established rear garden, offering a greater sense of space than typically found in the area. The garden has been thoughtfully arranged to provide both patio and lawn areas, creating ideal zones for outdoor dining, entertaining and everyday family use. Mature plants, shrubs and trees provide a pleasant outlook and a good degree of natural screening, giving the space a private and settled feel. The combination of usable lawn and seating areas makes this a highly functional garden, equally suited to relaxing or hosting.

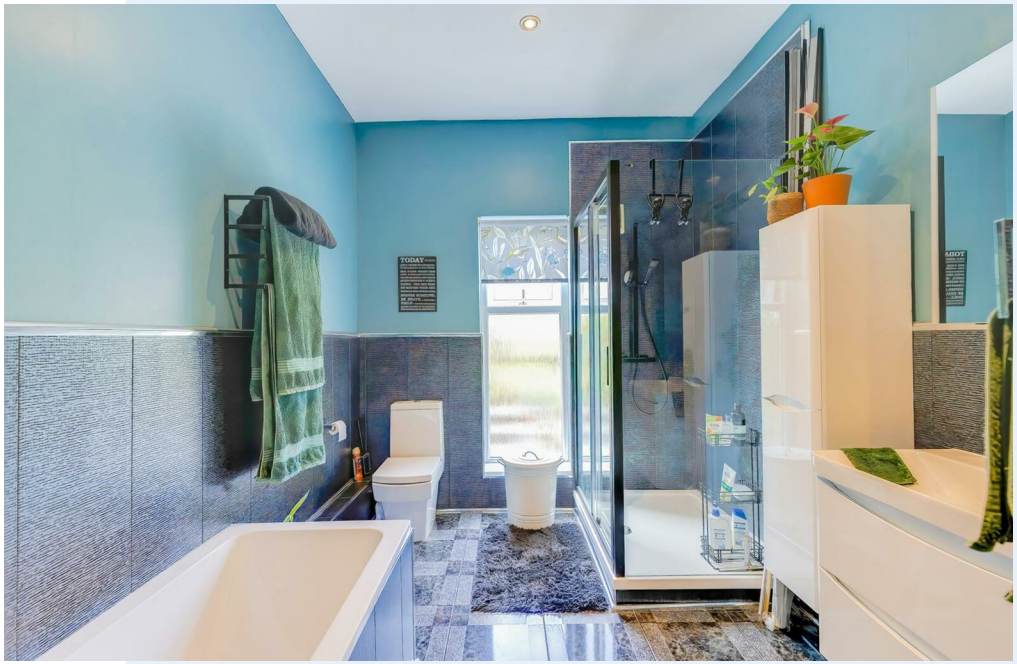
TENURE
This property is understood to be Freehold. This will be verified with the purchaser's solicitor.

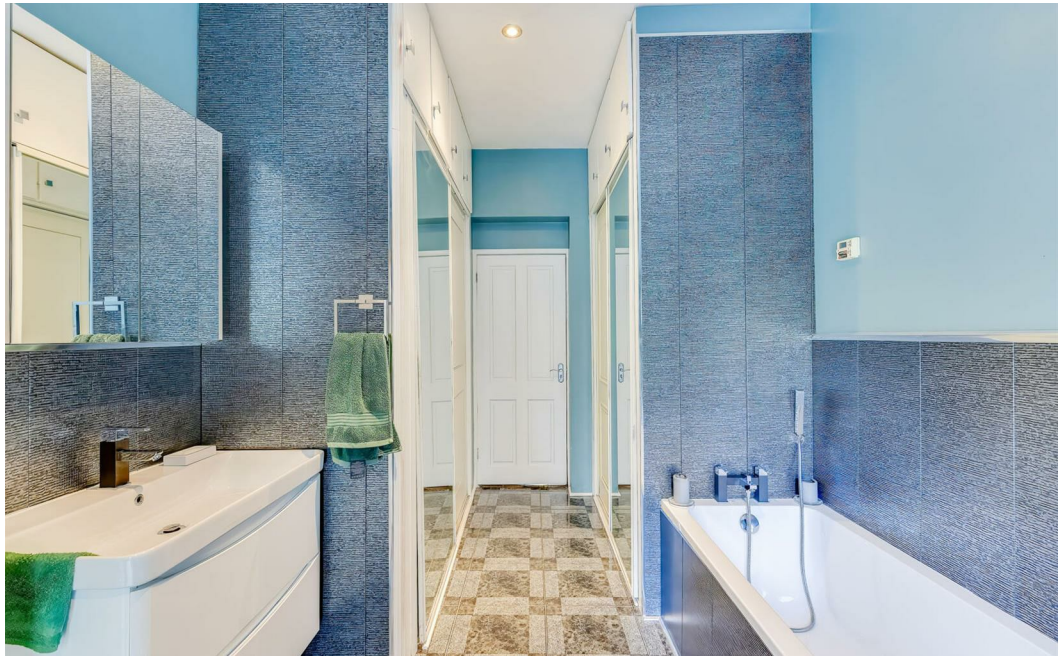
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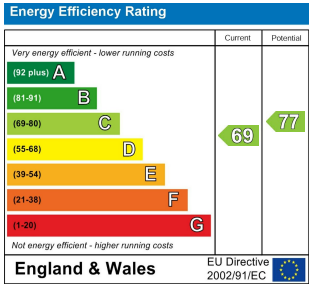




Ground Floor
Approx. 1108.0 sq. feet



Total area: approx. 1108.0 sq. feet



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Tongwynlais remains a highly sought after village location, well placed for local amenities, public transport links, access to the Taff Trail, Castell Coch and major road links including the A470 and M4

Thomas H Wood



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CONTACT

sales@thomashwood.com
02920 626 252
thomashwood.com

WHITCHURCH BRANCH

14 Park Road,
Whitchurch
CF14 7BQ

RADYR BRANCH

5 Station Road,
Radyr, Cardiff
CF15 8AA