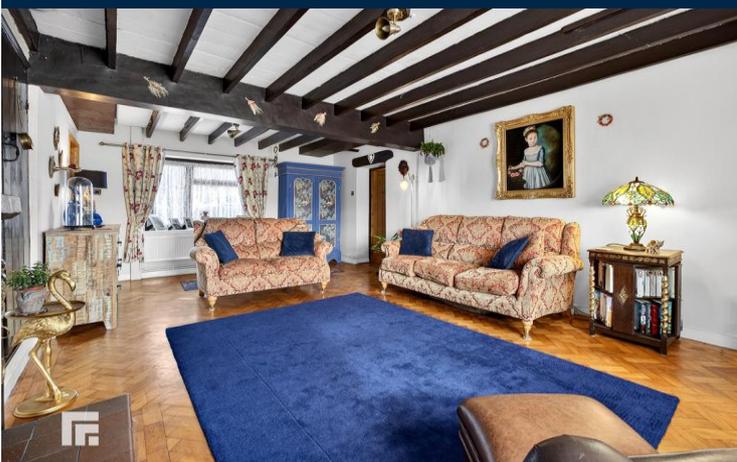




IRONBRIDGE ROAD
TONGWYNLAIS
CARDIFF CF15 7NJ

ASKING PRICE OF
£549,950



SEMI-DETACHED PROPERTY



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**** SEMI DETACHED TRADITIONAL 18TH CENTURY COTTAGE ** FOUR BEDROOMS**
**** ORIGINAL FEATURES THROUGHOUT ** DRIVEWAY **** A rare opportunity to acquire a beautifully presented, four bedroom, semi detached property with original features throughout. Entered via a traditional, wooden door; porch, hallway, spacious lounge, kitchen, conservatory/dining room, and second spacious reception room. To the first floor; primary bedroom, shower room, two further spacious double bedrooms and family bathroom. Stairs leading to a fourth bedroom (converted loft bedroom). A landscaped rear garden with views of the Garth mountain and Castle Coch. Driveway. EPC rating: E

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX : 2250 SQ FT

VIEWING: 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, Ysgol Gyfun Plasmawr Secondary schools.

PORCH

Entered via a solid wood cottage door, stone walls and original flagstone flooring. Light. Window to side. uPVC door into hallway.

HALLWAY

A good sized hallway. Painted, exposed stone wall to one side. Wooden window lintel. Original flagstone flooring. Spotlights. Storage cupboard housing electric and gas meters. Doors into kitchen. Electric radiator. Door with wooden lintel leading into lounge.

LOUNGE

21' 8" x 13' 2" (6.62m x 4.02m)

Full of original features, an impressive family lounge. Original wooden ceiling beams. Fireplace with open multi fuel burner, wooden mantle and tiled hearth. Parquet flooring. Door leading to original stone stairs. uPVC windows to front and rear. Radiator. Doors to hallway, kitchen and sitting room.

SITTING ROOM

18' 6" x 13' 7" (5.66m x 4.15m)

A second, spacious reception room. Ceiling beam and wooden door lintel. Oak flooring. Radiator. uPVC window to front. Stain glass window to rear. Composite door to side. Carved, wood, quarter turning staircase with twisted spindles leading to first floor.

KITCHEN

18' 0" x 12' 11" (5.50m x 3.95m)

Appointed along two sides, low level cottage style cupboards beneath granite worktops, inset 1.5 bowl stainless steel sink with chrome mixer tap and 'Quooker' hot water tap. Tall cupboards with two integrated fridges and two integrated freezers. Integrated dishwasher and integrated washing machine. Large, central island with low level draws and cupboards beneath matching granite work surface. Exposed brick opening with wooden lintel and space for double oven/ range style cooker. Character, solid wood ceiling beam. Traditional fireplace (currently housing electric fire) with original stone wall, slate hearth and bread oven feature. Slate tiled flooring. Spotlights. Wall hung gas central heating boiler. Double oak doors with glass panels opening into hallway. Window and oak, glass panelled door opening into conservatory.

CONSERVATORY

13' 3" x 12' 9" (4.04m x 3.89m)

A spacious, conservatory currently being used as a dining room. uPVC windows to rear. Continuation of slate, tiled flooring. Radiator. uPVC windows and double French doors opening into the beautifully maintained rear garden. Second floor

FIRST FLOOR

LANDING

Approached via stairs to central landing area. Doors to all rooms. Three upvc double glazed windows overlooking the rear garden. Traditional exposed beams. Two radiators.



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BEDROOM ONE

14' 2" x 13' 7" (4.32m x 4.16m)

An excellent sized primary bedroom with dual aspect windows overlooking the front and side. Loft access. Radiator.

BEDROOM TWO

13' 7" x 13' 7" (4.15m x 4.16m)

A good sized second double bedroom with window to front. Exposed original beam. Wooden barn style door leading to original stone staircase. Wooden floors. Radiator.

BEDROOM THREE

16' 0"(max) x 13' 4" (4.89m x 4.07m)

A third double bedroom overlooking the front entrance approach. Cupboard housing water tank. Built in storage cupboard. Wooden flooring. Radiator.

FAMILY BATHROOM

10' 2" x 4' 6" (3.11m x 1.38m)

A modern white suite comprising of low level wc, white sink with chrome mixer tap and storage below. Walk in electric shower with sliding glass door. Full wall tiling. Ceramic floor tiling. Loft access. Extractor fan. Chrome heated towel rail.

FAMILY SHOWER ROOM

10' 4" x 8' 2" (3.17m x 2.51m)

A white suite comprising of low level wc, pedestal wash hand basin, panelled bath with two chrome taps. Walk in shower with electric overhead shower head. Fully tiled walls. Two obscured glass windows to rear. Extractor fan. Recessed spotlights. Chrome heated towel rail

BEDROOM FOUR

13' 8" x 10' 0"(max) (4.17m x 3.07m)

Approached via an easy rising staircase leading to main bedroom. Overlooking the front entrance approach via a velux window, a good sized bedroom with original exposed beams and exposed brick wall to one side. Cupboard housing water tank.

OUTSIDE

REAR GARDEN

Bordered by an original, cottage stone wall, a well maintained, beautifully landscaped rear garden. Paved patio leading to lawn and large decked area. Timber shed. Additional lawn area with flower beds. Timber gate to side for access leading to driveway. The garden looks onto agricultural land/ fields. Mountain View's and view of Castle Coch. Outside tap. Hot tub to remain.

FRONT

Bordered by an original, stone cottage wall, garden laid to lawn with cast iron gate. Flower beds to one side. Log store to side. Driveway with parking for up to three vehicles.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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