



Ironbridge Road, Tongwynlais CARDIFF CF15 7NJ

welcome to

Ironbridge Road, Tongwynlais CARDIFF

Nestled in Tongwynlais is this beautiful two double bedroom mid-terrace home offering a characterful accommodation briefly comprising; a cosy living room with wood burner & feature stone spiral stairs case, spacious dining room, modern fitted kitchen & breakfast, and a family bathroom downstairs.



Lounge

14' 1" x 12' max (4.29m x 3.66m max)

Coved ceiling, exposed stone wall with wood burner, wood effect flooring, TV point, features original staircase, radiator, door to kitchen, stairs to first floor

Dining Room

14' 1" x 7' 8" (4.29m x 2.34m)

Double-glazed window to front, coved ceiling, radiator, and wood effect flooring

Kitchen

14' 9" x 7' (4.50m x 2.13m)

Wall and base unit, tiled splash back, space for cooker, fridge freezer, plumbing for washing machine and dishwasher. Oak work top, fitted breakfast table, wood effect flooring. Door to rear, inner hall leading to bathroom and garden

Landing

Window to rear, door to bedrooms one and two

Bedroom One

14' 1" x 9' 1" (4.29m x 2.77m)

Double glazed window to front, radiator, two built in wardrobes and TV point

Bedroom Two

14' 1" x 7' 7" (4.29m x 2.31m)

Double glazed window to front, radiator, coved ceiling, access to loft

Bathroom

8' 1" x 6' 6" (2.46m x 1.98m)

Panelled bath, shower above. mostly tiled, wc, obscured double glazed window to rear, radiator, wash basin

Front Garden

Patio to front door, two laid to lawn with shrubs and flower borders

Rear Garden

Patio, outside tap, tiered garden with several levels and sitting area. Climbers, trees, laid to lawn flower boarder,



view this property online allenandharris.co.uk/Property/WTC109505



welcome to

Ironbridge Road, Tongwynlais CARDIFF

- Two-bedroom mid terrace cottage (chain complete)
- Characterful lounge with wood burner
- Generous size dining room
- Modern kitchen & breakfast
- Tiered garden with partial views of Castle Coch

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£275,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WTC109505



Property Ref:
WTC109505 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



029 2069 2626



whitchurch@allenandharris.co.uk



46 Merthyr Road, Whitchurch, CARDIFF, South Glamorgan, CF14 1DJ



allenandharris.co.uk