



1 THE MEWS
MERTHYR ROAD
TONGWYNLAIS CF15 7LG

ASKING PRICE OF
£425,000



END TERRACED HOUSE



4



2



3



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**** FOUR BEDROOM HOME IN HEART OF TONGWYNLAIS ** TWO BATHROOMS ** SOUTH-WESTERLY FACING REAR GARDEN **** A spacious four bedroom end terraced property situated in the heart of Tongwynlais, with ideal transport links and catchment for highly regarded primary and secondary schools. The property has modern, open-plan kitchen/diner, WC, and spacious lounge to rear. Upstairs are four bedrooms including primary bedroom with en-suite, and the family bathroom. South-Westerly facing garden to rear. Gas central heating. EPC: E

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,228 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 Secondary schools.

ENTRANCE

Pathway to main side entrance. Gated access to rear garden.

HALLWAY

Window over main entrance door, into hallway. Door to kitchen/diner, opening to lounge. Exposed wooden floorboards. Stairs to first floor.

KITCHEN/DINER

22' 7" x 16' 0" (6.90m x 4.90 maxm)
A spacious open-plan kitchen/diner fitted with a wide range of base and eye level units incorporating ceramic Belfast sink with complementary solid Iroko wood work surfaces. Fitted electric double oven, integrated dishwasher, fridge, freezer, dishwasher and washing machine. Feature central island with breakfast bar and five burner gas hob with extractor hood over. Tiled splash backs and slate tiled flooring. Spotlights. uPVC double glazed windows to front and side aspects. Feature wood burner with slate hearth. Handmade oak shutters. Radiator. Door to WC and opening to lounge.

CLOAKROOM

3' 8" x 3' 2" (1.12m x 0.99m)

Low level WC and wash hand basin with tiled splash back and flooring. Radiator.

LOUNGE

21' 2" x 13' 8" (6.47m x 4.19m)

uPVC double glazed window and French patio doors to rear garden. Exposed wooden floorboards. Two radiators. Feature wood burner.

FIRST FLOOR

LANDING

Doors to four bedrooms and bathroom. Large storage cupboard housing the gas central heating boiler. Exposed wooden floorboards. Double glazed Velux window to side. Radiator.

BEDROOM ONE

15' 10" x 12' 9" (4.85m x 3.90m)

uPVC double glazed ceiling windows to front and side. Exposed wooden floorboards. Two radiators. Door to en-suite.

ENSUITE

7' 1" x 5' 4" (2.16m x 1.65m)

A nicely designed en-suite with low level WC, vanity with wash hand basin, and panelled bath with mixer shower over and separate handheld attachment. Extractor fan. Tiled splash backs and slate tiled flooring. Ladder radiator.

BEDROOM TWO

11' 10" x 11' 2" (3.61m x 3.41 maxm)

uPVC double glazed window to rear. Radiator. Exposed wooden floorboards.

BEDROOM THREE

11' 2" x 9' 1" (3.42m x 2.78m)

uPVC double glazed window to rear. Radiator. Exposed wooden floorboards. Loft access.



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BEDROOM FOUR

9' 5" x 5' 8" (2.88m x 1.74m)

uPVC double glazed window to front. Exposed wooden floorboards. Mezzanine floor (with reduced height) with ladder. Loft access. Radiator.

FAMILY BATHROOM

8' 5" x 4' 9" (2.57m x 1.47 maxm)

Low level WC, floating wash hand basin and panelled bath with shower over. Tiled splash backs and flooring. Ladder radiator. Extractor fan.

OUTSIDE

REAR GARDEN

A large, South-Westerly facing L-shaped rear garden mainly stone chippings with paved pathway to rear lawned area. Enclosed with boundary fence and wall. Outside tap

ALLOCATED PARKING

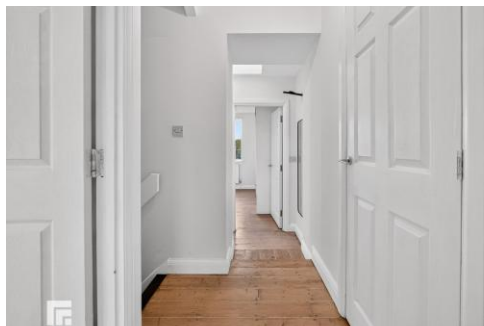
Two allocated parking spaces.



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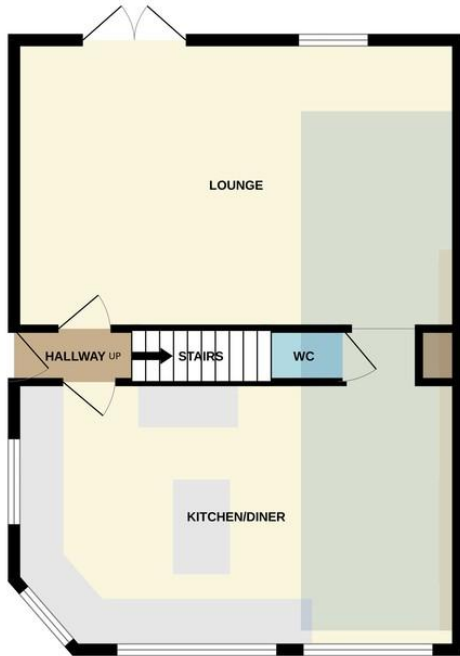


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GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	40 E	
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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