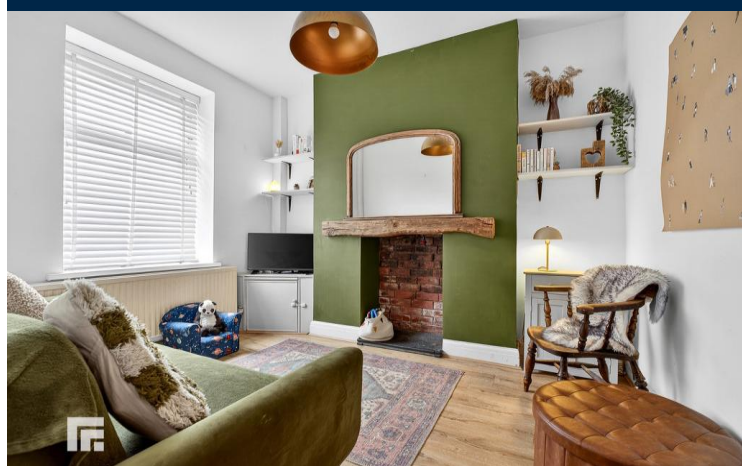




9 WYNDHAM STREET
TONGWYNLAIS
CARDIFF CF15 7LN

ASKING PRICE OF
£319,950



SEMI-DETACHED PROPERTY



3



1



2



2

**** CHARMING COTTAGE ** END OF TERRACE ** THREE BEDROOMS ****
BEAUTIFULLY PRESENTED THROUGHOUT
**** A beautifully presented, traditional cottage in the sort after area of Tongwynlais. Entrance porch, hallway, lounge, sitting room, kitchen/dining room, boot room and utility/WC. To the first floor; a good sized primary bedroom, second double bedroom, family bathroom and third bedroom. Rear garden laid to lawn with patio area. On street parking. EPC Rating: D**

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 PORCH

Entered via a uPVC door. Door going through to hallway area leading through to sitting room.

LOUNGE

11' 2" x 8' 4" (3.42m x 2.56m)

A cosy lounge with exposed brick chimney stack and rustic wooden lintel mantle. Two radiators. Quality wood effect laminate flooring. uPVC window to front.

SITTING ROOM

13' 3" x 11' 11" (4.06m x 3.64m)

A well presented second reception room. Radiator. Quality wood effect laminate flooring. Spindled, painted staircase with exposed brick wall. Opening to kitchen. Original feature arch through to hallway area.

KITCHEN

13' 5" x 11' 0" (4.10m x 3.37m)

Appointed along two sides, high and low level shaker style cupboards beneath solid oak worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring induction hob, integrated single oven and integrated slimline dishwasher. Space for fridge freezer. Island with low level cupboards and solid oak work surface. Built in pantry cupboard. Radiator. Patterned tiled flooring. Ample space for dining room table. Part glass roof with sage framework. Windows to side. Single door with window to side opening into the rear garden. Opening through to boot room.

BOOT ROOM

7' 0" x 5' 0" (2.15m x 1.54m)

Radiator. Power socket. Continuation of patterned tiled flooring. uPVC window to side. Door through to utility room.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 971 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

UTILITY ROOM/CLOAKROOM

6' 8" x 5' 6" (2.05m x 1.70m)

Appointed along one side, low level cupboards beneath oak worktop, ceramic 1.5 bowl sink with chrome mixer tap and side drainer. Plumbing for washing machine. Low level WC. Spotlights. Radiator. Continuation of patterned tiled flooring. Obscured glass window to rear. uPVC door to side opening into rear garden.

FRIST FLOOR

BEDROOM TWO

11' 5" x 7' 7" (3.50m x 2.32m)

A second double bedroom. Radiator. uPVC window to rear.

LANDING

Steps leading to two bedrooms and bathroom. Access to loft space.

BEDROOM ONE

14' 11" x 8' 5" (4.57m x 2.58m)

A good sized primary bedroom. Space for wardrobes. Radiator. uPVC window to front.

BEDROOM THREE

11' 4" x 4' 1" (3.47m x 1.27m)

A third bedroom currently being used as a nursery. Radiator. uPVC window to front.

FAMILY BATHROOM

8' 6" x 6' 8" (2.60m x 2.05m)

Modern white suite; traditional style low level WC, bowl wash hand basin either chrome mixer tap and wooden vanity, curved bath either chrome mixer tap and hand held shower and chrome traditional style shower over bath. Curved, glass shower screen. Build in cupboard housing combo boiler. Tiled splashbacks and half wall tiling. Build in shelving area. Radiator. Patterned tiles flooring. uPVC window to rear.

OUTSIDE

REAR GARDEN

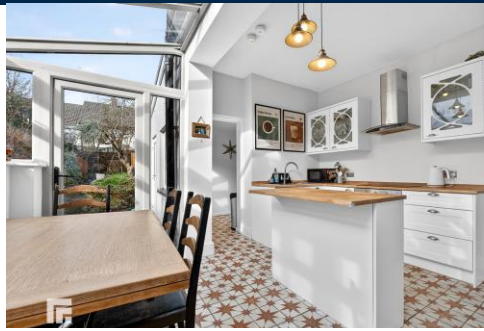
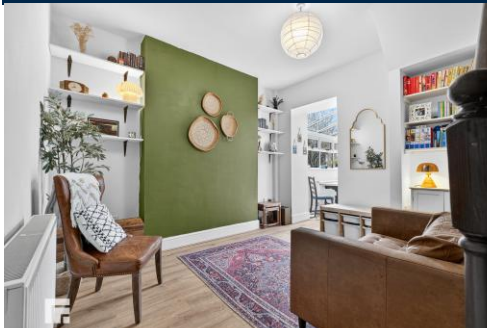
Paved patio area with pathway leading to a large area of lawn. Mature plants and shrubs. Timber storage shed. Enclosed by timber fence and stone wall. Outside tap.

FRONT

On Road parking.

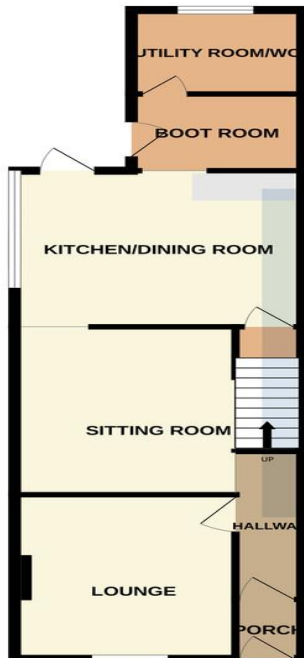


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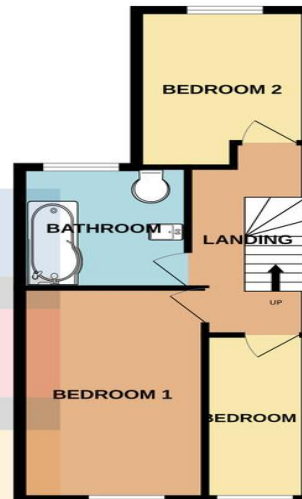


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GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.2 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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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