



30 QUEEN STREET
TONGWYNLAIS
CARDIFF CF15 7NN

ASKING PRICE OF
£425,000



DETACHED PROPERTY



3



1



2



1

****CHARMING DETACHED PROPERTY ****

THREE BEDROOMS ** DRIVEWAY **

IMMACULATELY PRESENTED ** A

beautifully presented three bedroom traditional property in the sought after area of Tongwynlais. Entrance porch, entrance hallway, spacious lounge, open plan kitchen/dining room, utility room and WC. To the first floor; a spacious primary bedroom, second double bedroom, impressive family bathroom with separate shower and third bedroom. The property has been modernised to a high standard keeping the external, original character and features. Newly fitted carpets throughout. Garden to side. Driveway. EPC Rating: E

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 painted wooden door with obscured glass panels, a light porch. Oak flooring. Window either side with tiled sills. Door into hallway.

HALLWAY

An inviting, bright spacious hallway. Continuation of oak flooring. Wall cupboard housing consumer unit. Radiator. Two obscured glass uPVC window to side. Doors to all rooms.

LOUNGE

14' 10" x 8' 6" (4.54m x 2.60m)

A spacious family lounge with wood burning stove, slate hearth and oak mantle lintel. Built-in cupboard. Radiator. uPVC window to front.

KITCHEN/DINING ROOM

19' 5" (max)x 14' 0" (5.92m x 4.27m)

An impressive open plan kitchen/dining room. Appointed along three sides with breakfast bar, low level cupboards beneath solid oak work surfaces, inset ceramic ding with chrome mixer tap, integrated five ring gas hob, integrated oven and grill, integrated fridge/freezer and integrated dishwasher. Corner pantry style cupboard. Breakfast bar with space for bar stools and storage doors and cupboards beneath. Tiled splashbacks. Spotlights. Two vertical radiators. Continuation of oak flooring. uPVC window to side. Double French doors opening into garden. Door to utility room.

UTILITY ROOM

5' 7" x 5' 4" (1.72m x 1.64m)

Appointed slog one side, low level cupboard beneath quality laminate worktop, stainless steel sink with chrome mixer tap and side drainer and plumbing for washing machine. Wall hung 'VIESMANN' gas central heating combi boiler. Continuation of oak flooring. Tiled splashbacks. Radiator. uPVC window to side. Door to cloakroom/WC.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1136 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

CLOAKROOM

Modern, white low level WC. Continuation of oak flooring.

FIRST FLOOR

LANDING

Access to roof space. Two obscured glass uPVC windows to side. Radiator. Doors to all rooms.

BEDROOM ONE

13' 5" (max)x 10' 9" (4.09m x 3.28m)

A good sized primary bedroom. Radiator. Two wooden 'VELUX' windows. Radiator. uPVC window to side.

BEDROOM TWO

14' 11" (max)x 8' 3" (4.56m x 2.52m)

A second spacious double bedroom. Radiator. Two uPVC windows to front.

BEDROOM THREE

9' 1" x 6' 2" (2.77m x 1.88m)

A third bedroom. Radiator. uPVC window to side.

FAMILY BATHROOM

10' 7" x 5' 10" (3.24m x 1.78m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity with wood veneered draws, free standing bath tub with modern floor mixer tap and hand held shower, shower cubicle with dual headed chrome shower and glass sliding door. Wood effect tiled flooring. Tiled walls. Spotlights. Extractor fan. Obscured glass window to side.

OUTSIDE

REAR GARDEN

Bordered by an original cottage, stone wall; a beautifully maintained garden. Large, paved patio area leading to a second stone patio area. Stone planters with mature trees and shrubs. Garden wraps around to the rear of the property. Outside tap. Stone archway with timber gate to dude for access.

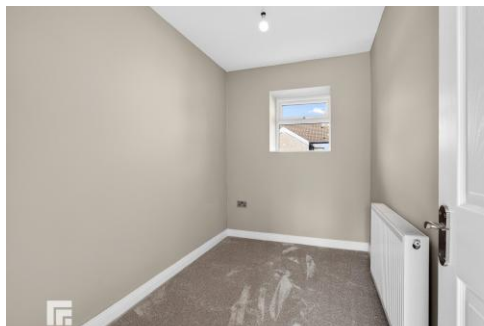
DRIVEWAY

Driveway to side.

FRONT

Stone pillars with paved steps leading to entrance. Raised garden with slate clippings.

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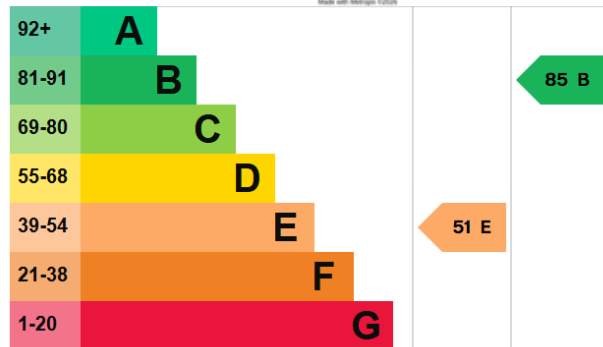


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TOTAL FLOOR AREA: 1136 sq. ft. (105.5 sq.m.) approx.

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Made with floorplan 12/2019



RADYR 029 2084 2124

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



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