



Cae Lewis,
Tongwynlais, Cardiff,
CF15 7LQ



Asking Price
£250,000

2 Bedrooms
House - Semi-Detached

Situated within the popular village of Tongwynlais, this well presented two bedroom semi detached home offers spacious accommodation throughout and enjoys far reaching views from the front elevation. Ideal for first time buyers, investors and those looking to downsize, the property combines generous living space with practical modern living and a pleasant tiered rear garden.

The accommodation briefly comprises an entrance hallway, spacious lounge, modern fitted kitchen, separate utility area, two generous double bedrooms and a family bathroom. Externally, the property benefits from an attractive tiered rear garden with mature plants and shrubs, creating an enjoyable outdoor space. Tongwynlais remains one of North Cardiff's most sought after village locations, offering a strong sense of community whilst being conveniently positioned for easy access to Cardiff City Centre, the A470 and M4 motorway network. The village is also well known for its access to the Taff Trail and the historic Castell Coch, making it a superb location for those who enjoy outdoor pursuits. NO CHAIN.



ENTRANCE HALLWAY

Providing a welcoming introduction to the property with laminate flooring, painted walls and staircase rising to the first floor accommodation

LOUNGE

12'2" x 12'9"

A bright and comfortable reception room enjoying far reaching views across the surrounding area from the front aspect. Finished with laminate flooring, painted walls with dado rail, textured ceiling with coving, UPVC window, radiator with TRV, electric fire with decorative surround and useful understairs storage cupboard.



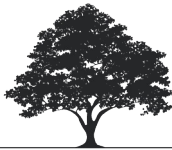
Features

- Two Bedroom Semi Detached Home
- Two Generous Double Bedrooms
- Modern New Fitted Kitchen With Separate Utility Area
- Far Reaching Front Views
- Tiered Rear Garden With Mature Planting
- Well Presented Throughout
- Ideal First Time Purchase Or Investment Opportunity
- Close To The Excellent Public Transport Links
- Highly Regarded Schools And The Excellent Local Amenities

KITCHEN

9'3" x 7'1"

Beautifully modernised and fitted with a range of wall and base units complemented by contrasting work surfaces. Incorporating a gas hob, electric oven and stainless steel one and a half bowl sink unit. Space and plumbing for a dishwasher, laminate flooring, painted walls and archway leading through to the utility area.



UTILITY AREA

5'6" x 7'1"

Providing valuable additional storage and workspace with space and plumbing for a washing machine and tumble dryer. Wall mounted Vaillant combination boiler, UPVC windows to the side and rear elevations and UPVC door providing direct access to the rear garden.

LANDING

Via staircase from entrance hallway with access to all first floor rooms.

BEDROOM ONE

15'4" x 9'10"

A generous double bedroom enjoying the front aspect with carpeted flooring, painted walls, smooth ceiling, UPVC window and radiator with TRV.

BEDROOM TWO

9'3" x 10'2"

A further double bedroom overlooking the rear aspect with laminate flooring, painted walls, dado rail, picture rail, textured ceiling, UPVC window and radiator with TRV

BATHROOM

5'9" x 7'2"

Appointed with a three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with chrome mixer shower over. Laminate flooring, part tiled walls, textured ceiling and obscured UPVC window.

OUTSIDE

FRONT

Approached via pathway to the front entrance with attractive far reaching views across Tongwynlais and the surrounding countryside.

REAR

A tiered rear garden offering a variety of mature plants and shrubs, creating an attractive and private outdoor space. Pathway providing access to the side and front of the property

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor

COUNCIL TAX

B

Information

- Tenure: Freehold
- Council Tax Band: C
- Floor Area: 61.50 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



2 BEDROOMS



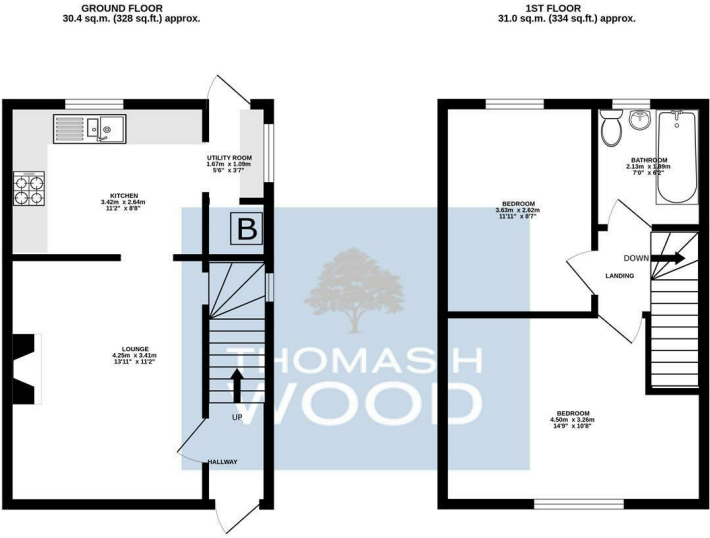
1 BATHROOMS



1 RECEPTION ROOMS



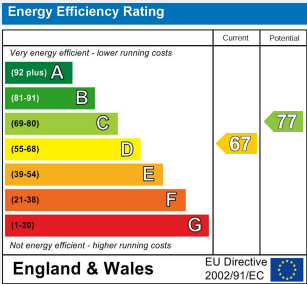
ENERGY RATING: D



2 BEDROOM SEMI
TOTAL FLOOR AREA : 61.5 sq.m. (662 sq.ft.) 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 misstatement. This plan is for guidance purposes only and should be used as such by only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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