



4 GRANTS CLOSE
TONGWYNLAIS
CARDIFF CF15 7NG

OFFERS IN EXCESS OF
£385,000



SEMI- DETACHED PROPERTY



3



2



2



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**** SEMI DETACHED PROPERTY ** THREE DOUBLE BEDROOMS ** LARGE REAR GARDEN ** GARAGE AND DRIVEWAY **** A beautifully presented, three bedroom, semi detached property in the sought after area of Tongwynlais. Entrance porch, hallway, an impressive lounge/kitchen/dining room opening into an extended second reception room/sitting room. To the first floor; primary bedroom with en-suite bathroom, a second spacious double bedroom, family shower room and third double bedroom. Landscaped rear garden with rear and side access. Garage currently being used as a gym. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

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.

PORCH

Entered via a uPVC door, window to front and side. Light. Tiled flooring. Door into hallway.

HALLWAY

Entered via a uPVC door. Radiator. Tiled flooring. Staircase with runner and rods.

LOUNGE/KITCHEN/DINING ROOM

23' 5" x 24' 7" (max)(7.16m x 7.51m)
An impressive open plan lounge/dining/kitchen. Multi fuel stove with slate hearth and wooden lintel mantle, ample space for dining room table. Kitchen is appointed along two sides with high and low level cupboards beneath wood trimmed/tiled topped work surfaces. Large central island with 1.5 bowl composite sink with hose chrome mixer tap and side drainer, integrated dishwasher and additional storage cupboards. 'Rangemaster' cooker to remain. Plumbing for washing machine and space for fridge freezer. Window opening through to extension. Two radiators. Spotlights. Tiled flooring. Integral door through to garage. Archway through to sitting room.

SITTING ROOM

21' 6" x 8' 7" (6.56m x 2.62m)
A second, spacious reception room. Continuation of tiled flooring. Modern, vertical radiator. Two sets of uPVC double French doors opening into the rear garden.

FIRST FLOOR

LANDING

Wooden flooring. Access to boarded loft space with ladder. Doors to all rooms.

BEDROOM ONE

17' 10" x 8' 2" (5.45m x 2.50m)
A spacious primary bedroom. Radiator. uPVC window to front. Door to en-suite.

ENSUITE

7' 4" x 6' 2" (2.24m x 1.90m)
Traditional style white suite; low level WC, wash hand basin with twin chrome taps, panelled bath with chrome mixer tap and shower and traditional style radiator with heated towel rail. Half wall tiling and tiled splashbacks. Tiled flooring, uPVC window to rear.

BEDROOM TWO

15' 0" x 10' 5" (4.59m x 3.20m)
A second, large double bedroom. Built in mirrored sliding door wardrobes. Radiator. Two uPVC windows to front.

BEDROOM THREE

11' 4" x 7' 10" (3.47m x 2.41m)
A third double bedroom. Radiator. uPVC window to rear.

FAMILY BATHROOM

6' 2" x 1' 11" (1.88m x 0.59m)
White suite; traditional style low level WC, wash hand basin with twin chrome taps, step in shower with chrome shower and glass shower screen. Half wall tiling and tiled splashbacks. Obscured glass window to rear.



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OUTSIDE

REAR GARDEN

Bordered by a timber fence, beautifully landscaped rear garden. Paved patio leading to a large area laid to lawn. Shed. Planters with mature shrubs. Timber gate to rear with access to pathway leading to children's play park.

FRONT

Enclosed front garden bordered by a stone wall and mature trees and shrubs. Driveway.

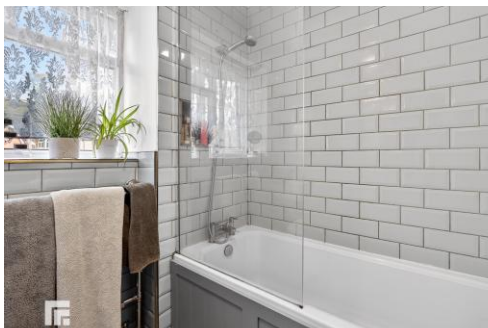
GARAGE

14' 1" x 8' 0" (4.31m x 2.45m)

Single garage currently being used as a gym. Radiator. Obscured glass uPVC window are door to front. Wall hung concealed combi boiler. Power and lighting.



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FLOORPLAN TO FOLLO

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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