



## 67 Green Meadow Drive, Tongwynlais

£330,000 Freehold

**MODERNISED THREE BEDROOM SEMI DETACHED** EXCEPTIONAL FINISH THROUGHOUT \*\* A delightful bay fronted semi detached family home in the sought after village of Tongwynlais, having been lovingly modernised throughout by the current owners. Entrance hallway, bay fronted lounge with inset cast iron wood burner, modern fitted kitchen and dining room. To the first floor are three bedrooms and a family shower room. Gas central heating.

Double glazing. Tired lawned rear garden. Lawn to front. Side access with storage. Versatile potential home office/storage part converted having been insulated and first fix wiring. The property also benefit's from a full rewire approx 2 years ago. EPC Rating: B

Council Tax band: D

Tenure: Freehold

## **ENTRANCE HALLWAY**

Approached via a uPVC door leading to the entrance hallway. Staircase to first floor with low level Understairs storage cupboard. LVT flooring. Vertical radiator.

## **LOUNGE**

13' 11" x 12' 8" (4.23m x 3.87m)

A delightful bay fronted reception with inset cast iron wood burner with slate hearth and wood beam above. Inset tv recess on chimney breast. Storage and shelving to either side of chimney. LVT flooring. Vertical radiator.

## **KITCHEN AND BREAKFAST ROOM**

21' 3" x 19' 5" (6.48m x 5.91m)

An exceptional, modern fitted 'Wren' kitchen well appointed along three sides in green shaker finish fronts with bar handles, quartz worktops above. Inset ceramic sink with worktop side drainer. Inset five ring gas hob with cooker hood above. Integrated dishwasher. Integrated washing machine. Integrated oven and grill. Space for American style fridge freezer. Integrated wine cooler. The kitchen continues to the dining area with ample space for large family dining table and a central roof light window. LVT flooring. Two vertical radiators. Tiled splash back. Understairs storage recess. Door to side.

## **LANDING**

Approached via an easy rising staircase leading to the central landing area. Window to side. Access to roof space. Airing cupboard housing the 'Worcester' combi gas central heating boiler.

## **BEDROOM ONE**

11' 6" x 10' 10" (3.51m x 3.29m)

Overlooking the lawned front garden, a good sized double bedroom. Radiator.

## **BEDROOM TWO**

10' 3" x 10' 1" (3.12m x 3.08m)

Overlooking the rear garden, a second double bedroom. Radiator.

## **BEDROOM THREE**

8' 6" x 8' 0" (2.60m x 2.44m)

Aspect to front. Over stairs storage cupboard. Radiator.

## **FAMILY SHOWER ROOM**

8' 4" x 4' 6" (2.53m x 1.36m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle. Matte acrylic wall panel splash back. Windows to side and rear. Recessed spot lights. LVT flooring. Heated towel rail.





## REAR GARDEN

A long tiered garden with central steps and areas of lawn and paved patio.

## FRONT GARDEN

10' 1" x 7' 8" (3.08m x 2.33m)

POTENTIAL HOME OFFICE/STORAGE A versatile room which could be full adapted for a home office or used as storage depending on needs. The area has already been insulated and lined with first fix electrics carried out. Window to rear and access via a uPVC entrance door.

## FRONT GARDEN

Area of lawn to front. Pathway leading to entrance door.



