



13 Castle View, Tongwynlais

£205,000 Leasehold

A bright and well presented, modernised two bedroom ground floor maisonette in a popular location in the sought after area of Tongwynlais. With an independent entrance porch into hallway, storage cupboards to hallway, lounge with feature fireplace, modern fitted kitchen/breakfast room, rear lobby opening to the utility room, two double bedrooms and a shower room. Gas central heating (boiler approx 3 years old). Double glazing. Keyblock paved front garden. Long lawned rear garden. EPC Rating: C

Council Tax band: C

Tenure: Leasehold

Entrance Porch

Approached via double opening entrance doors leading to the entrance porchway. Tiled flooring.

Entrance Hallway

Approached via a uPVC entrance door leading to the spacious entrance hallway. Large storage cupboard. Additional storage cupboard housing the 'Ideal Logic' combi gas central heating boiler.

Lounge

13' 11" x 12' 6" (4.25m x 3.82m)

Overlooking the entrance approach, a good sized primary reception. Feature bath stone fire place with inset electric fire place. Storage cupboard with shelving. Door to kitchen.

Kitchen/Breakfast Room

11' 3" x 8' 6" (3.44m x 2.60m)

Well appointed along four sides in grey coloured matte finish fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Worktop breakfast bar. Matching range of eye level wall cupboards. Recess storage with shelving. Wall tiling to splash back areas. Window to rear. Door to rear lobby.

Rear Lobby

With door to garden and opening to utility room. Storage cupboard.

Utility Room

6' 8" x 6' 8" (2.04m x 2.04m)

With worktops and units to one side. Inset stainless steel sink. Plumbing for washing machine. Obscured glass windows to rear.

Bedroom One

11' 7" x 10' 9" (3.52m x 3.27m)

Overlooking the delightful rear garden, a good sized primary bedroom. Fitted wardrobes with sliding doors to two sides. Radiator.

Bedroom Two

12' 2" x 8' 6" (3.72m x 2.60m)

Overlooking the paved front garden, a second double bedroom. Radiator.

Shower Room

7' 4" x 5' 11" (2.23m x 1.80m)

White suite comprising low level wc, wash hand basin, walk in shower cubicle with chrome shower (offering convenient disability access). Acrylic panel splash back. Tiled flooring. Obscured glass window to rear.

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





REAR GARDEN

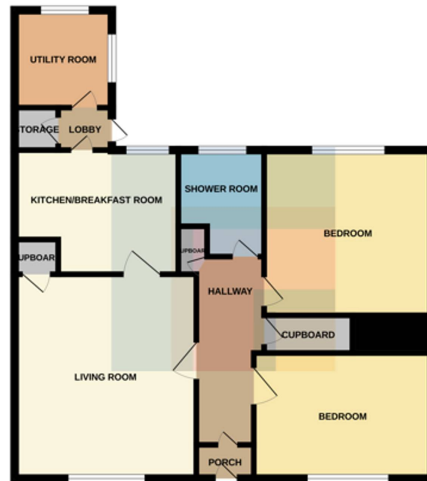
Long lawned rear garden. Paved patio. Fully enclosed. Access from side. Outside tap.

FRONT GARDEN

Low level brick wall to front boundary with entrance gate. Key block paved patio forecourt.



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, the seller does not accept any liability for any errors or omissions. The floor plan is for information only and should not be relied upon for any purpose. The actual layout and dimensions may vary from the floor plan shown. The floor plan is not to scale.

RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK