





# 16 Cae Lewis, Tongwynlais

## Offers In Excess Of £425,000 Freehold

**SEMI-DETACHED PROPERTY**FIVE BEDROOMS**LARGE DRIVEWAY**LANDSCAPED REAR GARDEN**A beautifully presented five bedroom property in the sought after area of Tongwynlais. Entrance porch leading into a good sized family lounge and modern open plan kitchen/dining room/breakfast room. To the first floor; master bedroom, two further double bedrooms and spacious family bathroom. To the third floor are a further two double bedrooms and shower room. Well maintained, landscaped rear garden with woodland view. Stone shed and garden room/ office with WC. Large block paved driveway to front. EPC Rating: D

Council Tax band: TBD

Tenure: Freehold

**ENTRANCE PORCH**
Entered via composite door. Engineered oak flooring. Oak door to lounge.

**LOUNGE**
Dimensions: 18' 5" x 12' 4" (5.63m x 3.77m). Spacious family lounge with gas fireplace.Slate hearth with wooden mantlepiece. Engineered oak flooring. Built in cupboard housing electric fusebox. Radiator. uPVC windows to front. Oak doors leading to lounge and kitchen/dining/breakfast room and inner hallway.

**KITCHEN/DINING/BREAKFAST ROOM**
Dimensions: 21' 6" x 13' 11" (6.56m x 4.26m). Appointed along three sides, modern white high and low level cupboards beneath granite worktops, inset 1.5 bowl ceramic sink with chrome mixer filter tap, integrated 'NEFF' appliances; four ring gas hob with extractor hood, integrated oven, integrated microwave grill and warmer draw. Integrated 'NEFF' dishwasher. Large breakfast bar with solid oak work surface; matching low level cupboards beneath and wine rack. Space for American fridge freezer. Additional cupboards to side with oak work surface. Utility cupboard with plumbing for washing machine. Wall hung 'Worcester' combi boiler. Engineered oak flooring. Radiator. uPVC double glazed windows to front and side. Additional uPVC window to rear.

**INNER HALLWAY**
Built in storage cupboard. uPVC door and window to rear garden. Quarter turning staircase with wooden handrail to first floor.

**FIRST FLOOR**

**LANDING**
uPVC window to rear. Oak doors leading to all rooms. Stairs with wooden spindles to second floor.

**BEDROOM ONE**
Dimensions: 9' 10" x 10' 8" (3,68m x 3.26m). Good size master bedroom, modern fitted wardrobes to one side with mirrors. Radiator. Quality laminate flooring. uPVC window to side and rear.

**BEDROOM TWO**
Dimensions: 11' 1" x 10' 4" (3.39m x 3.16m). uPVC window to front, second double bedroom. Quality laminate flooring. Mirror sliding door wardrobes to remain. Radiator.

**FAMILY BATHROOM**
Dimensions: 13' 11" x 6' 9" (4.25m x 2.08m). Modern white suite; ceramic bowl sink with chrome mixer tap with granite vanity beneath. Wall hung low level WC, Double step in shower with chrome shower and glass screen. Freestanding modern bath tub with chrome tap and handheld shower head. Tiled walls and flooring. Modern chrome radiator. Underfloor heating. Spotlights. Extractor fan. uPVC windows to front.

**BEDROOM THREE**
Dimensions: 10' 9" x 7' 10" (3.30m x 2.41m). Small double bedroom. (Currently being used as a study). Radiator. Laminate flooring. uPVC window to rear.

**SECOND FLOOR**

**LANDING**
uPVC window to rear, doors to all rooms.

**BEDROOM FOUR**
Dimensions: 13' 10" x 9' 8" (4.24m x 2.97m). Fourth double bedroom. Built in two door wardrobe. Radiator. uPVC window to rear. Spotlights.

**BEDROOM FIVE**
Dimensions: 13' 10" x 9' 0" (4.24m x 2.76m). A fifth bedroom. Radiator. Spotlights. uPVC window to rear.

**SHOWER ROOM**
Dimensions: 6' 7" x 8' 5" (2.01m x 2.57m). Modern white suite. Wash hand basin with chrome mixer tap and vanity. Low level WC. Additional storage cupboards and draws. Laminate countertops with splashbacks. Double step in shower with chrome shower and glass screen. Chrome heated towel rail. Half wall tiling and panelled splash-back to shower. Tiled flooring. Extractor fan. Wooden 'Velux' window to front.

**OUTSIDE/REAR GARDEN** Dimensions: 6' 7" x 8' 5" (2.01m x 2.57m). Looking out onto woodlands, a beautifully presented, enclosed, tiered rear garden. Yard area (with cast iron gate) with steps leading to a paved patio area to one side; a further large paved patio with composite decked area and modern composite, decorative balustrade. Large planted area with mature plants and shrubs. Additional composite decked area leading to garden room. Area lawn bordered by a caged stone wall, further mature trees and shrubs to rear with steps leading to timber gate for access. Timber fencing bordering garden. Stone shed building with uPVC door; power and lighting. Small grey shed to remain. Outside tap. Outside power socket.

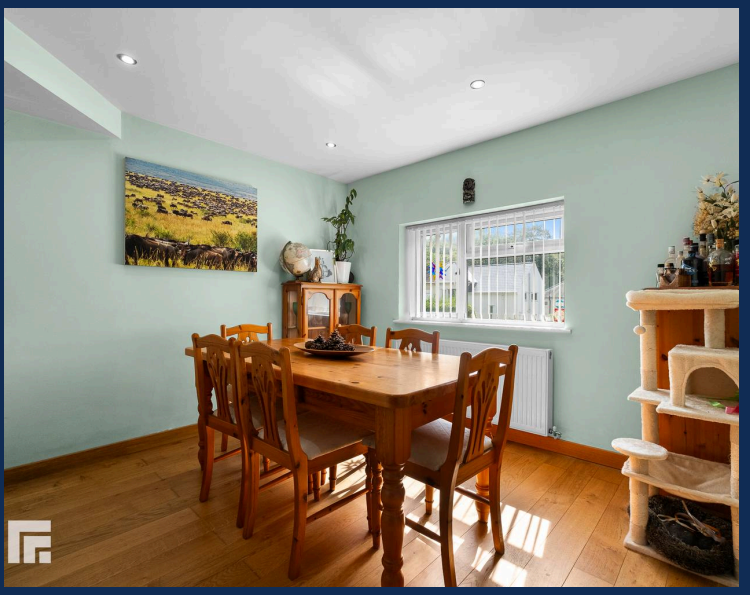
**Garden Room with cloakroom**
Dimensions: 14' 5" x 7' 9" (4.41m x 2.37m). Entered via a uPVC sliding door, a good sized garden room currently being used as an office. Laminate flooring. uPVC window to side. Electric radiator. Door to cloakroom. Low level WC, modern sink with chrome mixer tap and vanity. Shelving above. Obscured glass uPVC window to side. Electric radiator.

**FRONT**
Bordered by a stone and timber fence to sides; a large block paved driveway with parking for four vehicles. Stone planter to one side with mature tree. Stone area to side leading to cast iron side gate. Steps leading to front door. Electric car charger to remain. Outside power socket. Outside hot and outside cold taps.

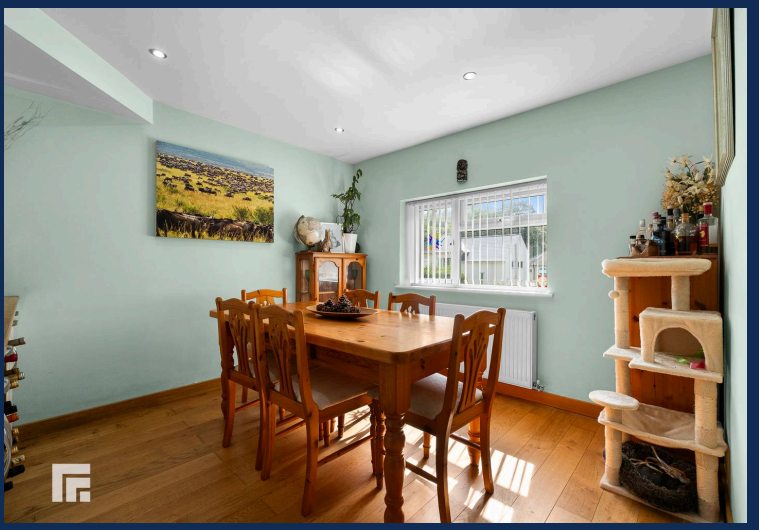
**Additional Information**
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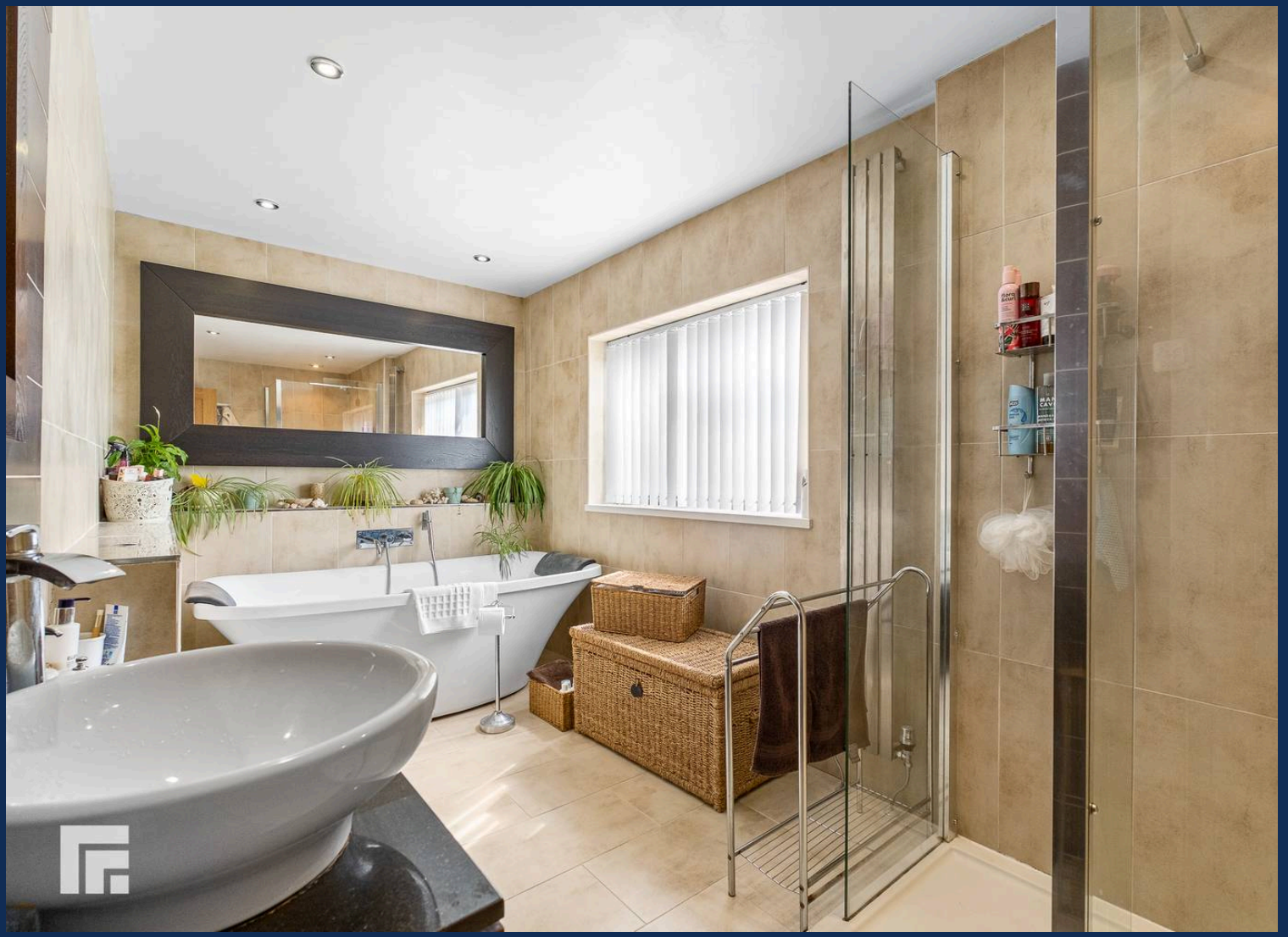


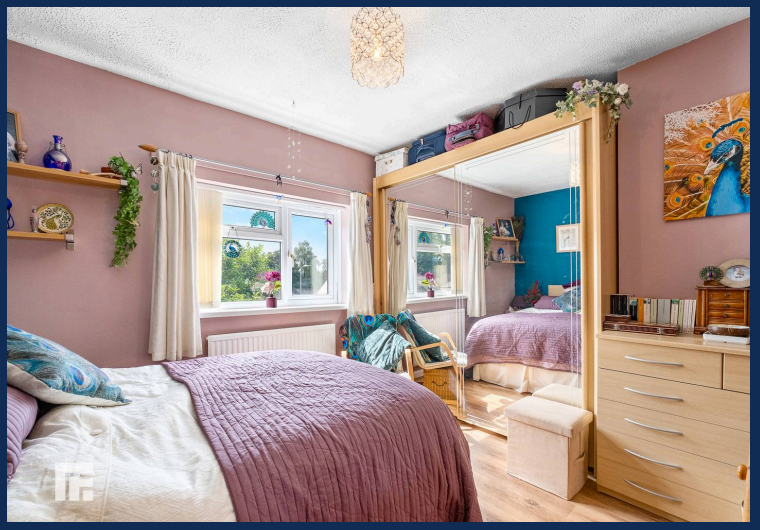




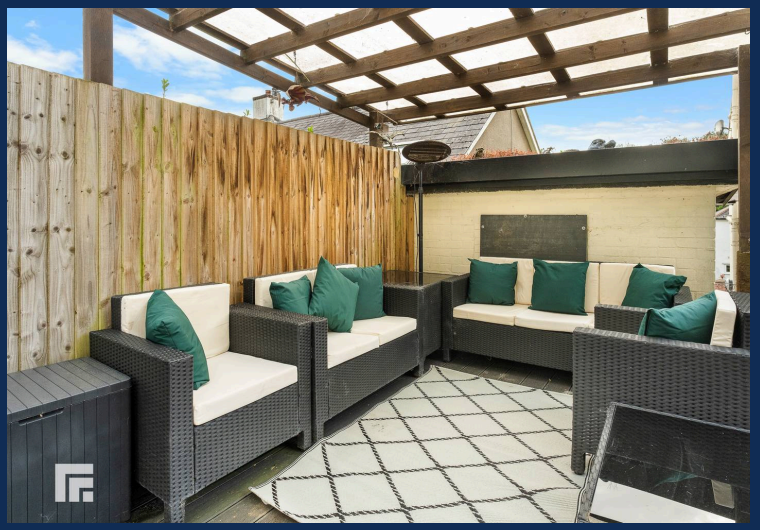




















GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

2ND FLOOR
345 sq.ft. (32.0 sq.m.) approx.




TOTAL FLOOR AREA : 1579 sq.ft. (146.7 sq.m.) 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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