



Wellington Street,  
Tongwynlais, Cardiff,  
CF15 7LP



£415,000

3 Bedrooms  
Bungalow - Detached

A beautifully presented three bedroom detached bungalow, positioned on the ever popular Wellington Street in the heart of Tongwynlais. This attractive home has been thoughtfully improved and extended, offering generous and versatile accommodation with a high quality finish throughout. The property combines character features with modern upgrades, including strip wooden flooring, feature fireplaces, underfloor heating throughout, a recently refurbished kitchen, a generous four piece bathroom suite and solar thermal support for hot water.

The rear extension creates excellent additional living space and flexibility, making the home well suited to those seeking single level living without compromising on room sizes or practicality. The kitchen is a particular highlight, with a modern finish, integrated appliances, vaulted ceiling and direct access to the rear garden.

### HALLWAY

Via storm porch to hallway. Doors to all rooms.

### LOUNGE

15'11" x 11'11"

A comfortable and characterful reception room with a side aspect UPVC window including decorative inserts. Finished with strip wooden flooring, painted walls, smooth ceiling with coving, wall lights, underfloor heating and a central gas fire.

## Features

- Detached Three Bedroom Bungalow
- Extended To The Rear
- Modern Recently Refurbished Kitchen
- Generous Four Piece Bathroom Suite
- Underfloor Heating Throughout
- Solar Thermal Hot Water System
- Viessmann Boiler
- Landscaped Rear Garden With Patio And Lawn Areas
- Close To The Excellent Public Transport Links, Highly Regarded Schools And The Excellent Local Amenities





**KITCHEN****9'9" x 16'0"**

A modern recently refurbished kitchen fitted with a range of wall and base units with contrasting work surfaces over. Integrated appliances include two electric ovens, fitted microwave, slimline dishwasher, electric hob and extractor over, with space for an American style fridge freezer. The room also provides space for a bistro table and chairs. Finished with tiled flooring, underfloor heating, painted walls, smooth vaulted ceiling, UPVC window and stable style composite door opening to the rear garden.

**BEDROOM ONE****11'9" x 14'6" into bay**

A generous front aspect double bedroom with excellent natural light from the deep UPVC bay window. Finished with strip wooden flooring, painted walls, smooth ceiling, underfloor heating and a feature fireplace with refurbished surround and tiling.

**BEDROOM TWO****11'8" x 14'6"**

A further spacious front aspect double bedroom with a deep UPVC bay window and attractive character detail. Finished with strip wooden flooring, painted walls, smooth ceiling, underfloor heating and a feature fireplace with surround.

**SECOND RECEPTION ROOM****11'8" x 12'9"**

A versatile additional reception room offering excellent flexibility as a sitting room, dining room, home office or independent family space. Finished with carpeted flooring, painted walls, smooth ceiling, underfloor heating and door leading to the rear bedroom.

**BEDROOM THREE****8'11" x 15'8"**

A generous rear aspect bedroom with excellent proportions and a pleasant outlook over the rear garden. Finished with carpeted flooring, painted walls, smooth ceiling with spotlights, UPVC window and underfloor heating.

**BATHROOM****8'2" x 16'0"**

A generous modern bathroom fitted with a stylish four piece suite. Comprising low level WC, wash hand basin set within a vanity unit with storage, panelled bath with mixer taps and handheld shower attachment, and a double shower enclosure with sliding door and black accessories. Finished with smooth ceiling, spotlights, fitted storage, UPVC rear window and underfloor heating.

**OUTSIDE****3 BEDROOMS****1 BATHROOMS****2 RECEPTION ROOMS****ENERGY RATING: C****Information**

- Postcode: CF15 7LP
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1108.00 sq ft
- Current EPC Rating: C
- Potential EPC Rating: C

**FRONT**

On road parking to the front. Gate providing access to the rear garden.

**REAR**

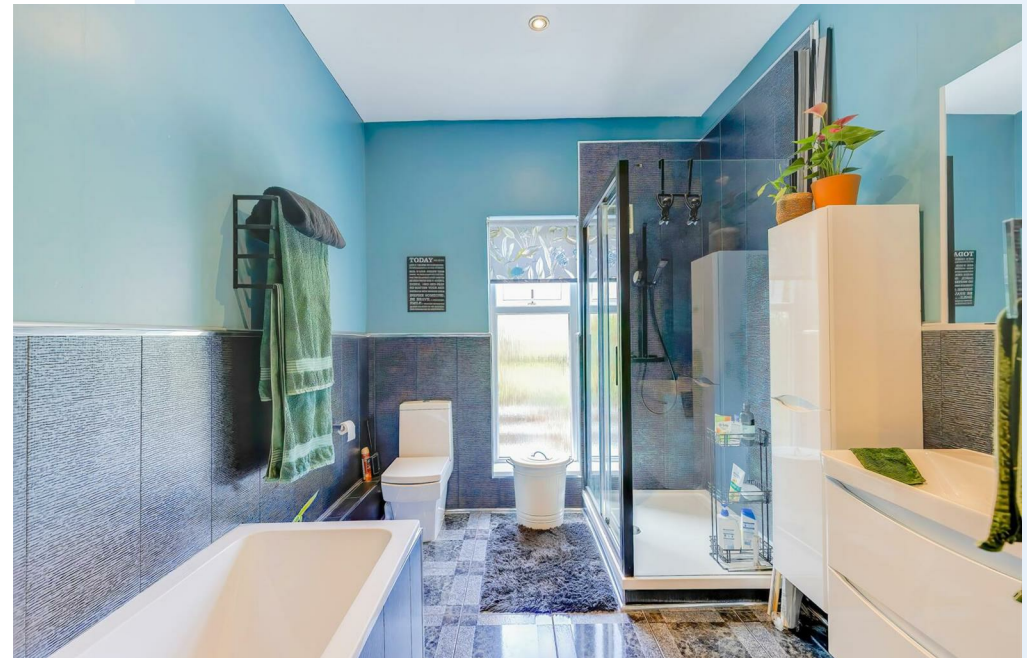
A standout feature of the property is the generous and well established rear garden, offering a greater sense of space than typically found in the area. The garden has been thoughtfully arranged to provide both patio and lawn areas, creating ideal zones for outdoor dining, entertaining and everyday family use. Mature plants, shrubs and trees provide a pleasant outlook and a good degree of natural screening, giving the space a private and settled feel. The combination of usable lawn and seating areas makes this a highly functional garden, equally suited to relaxing or hosting.

**TENURE**

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

**COUNCIL TAX**

Band E







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

Tongwynlais remains a highly sought after village location, well placed for local amenities, public transport links, access to the Taff Trail, Castell Coch and major road links including the A470 and M4

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