



10 MERTHYR ROAD
TONGWYNLAIS
CARDIFF CF15 7LH

ASKING PRICE OF
£285,000



MID TERRACE PROPERTY



2



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****TWO BEDROOM MID TERRACE HOUSE****
LARGE GARDEN ** CONVENIENT
LOCATION** A chance to acquire a beautiful Grade II listed two bedroomed cottage in the heart of Tongwynlais. The property comprises a good sized living room/diner and kitchen. To the first floor are two bedroom's and a family bathroom with under floor heating. The property has a large rear garden. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 637 SQ FT

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.

LOUNGE AND DINER

19' 3" x 12' 10" (5.89m x 3.93m)
An excellent sized living room with traditional stone fireplace with electric stove. Windows to front and rear. Exposed character wooden beams on ceiling. Two radiators. Two cupboards housing meters and storage.

KITCHEN

11' 5" x 7' 3" (3.49m x 2.22m)
Kitchen appointed along three sides with a range of base and eye level units below laminate work tops. Inset 1.5 bowl ceramic sink with side drainer and chrome mixer tap. Four ring gas hob with low level electric oven below countertop. Extractor above. Space for washing machine and dishwasher. Integrated low level fridge freezer. Tiled splashback. Laminate flooring. Window to side. Door leading to garden. Radiator.

FIRST FLOOR

LANDING

Approached via open tread stairs to main landing area. Doors leading to all rooms. Loft access. Radiator.

BEDROOM ONE

10' 11" x 14' 7" (3.33m x 4.47m)

A good sized principle bedroom with built in wardrobes to one side, additional storage space. Window to front. Radiator.

BEDROOM TWO

11' 6" x 7' 3" (3.53m x 2.23m)

A second bedroom overlooking the rear garden via upvc double glazed window. Built in shelves to alcove. Radiator.

FAMILY BATHROOM

6' 10" x 5' 4" (2.10m x 1.65m)

A modern white suite comprising of low level wc, vanity wash hand basin with storage below and twin chrome taps. Corner shower cubicle with curved sliding doors and chrome overhead shower. Fully tiled walls. Underfloor heating. Recessed spotlights. Chrome heated towel rail. Window to rear.

OUTSIDE

REAR GARDEN

Steps to rear garden area, the lowest level comprising of a patio seating area leading to the next level which is an exceptional size with some mature shrubs and small trees. Enclosed via timber fence.



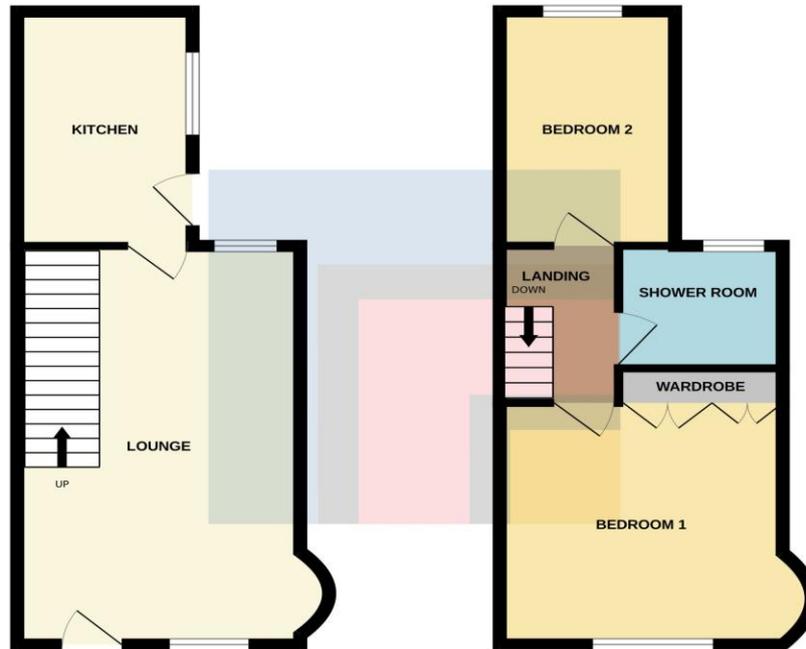
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GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA - 637 sq.ft. (59.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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