

# 5a Wellington Street, Tongwynlais, Cardiff, CF15 7LP



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£475,000**



Detached House



# Property Description

**\*\* RENOVATED & EXTENDED \*\* BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED \*\* DETACHED GARDEN ROOM AND GARAGE \*\*** An exceptional and beautifully presented three bedroom detached family home, recently renovated and extended. Located in the sought after village of Tongwynlais, close to local amenities, tranquil walks and transport links. Entrance porch, entrance hallway, bay fronted lounge with 'Chilli Penguin' wood burner, large kitchen, dining and family room with central island, integrated appliances, 'Chilli Penguin' cast iron wood burner and folding doors to the rear garden, utility room and cloakroom. To the first floor are three bedrooms and a quality modern family bath and shower room. Gas central heating (boiler approx 1 year old), uPVC double glazing. Long driveway. Large lawned rear garden with paved patio. Detached Garden Room and detached garage. EPC Rating: D

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,206 sq ft**

**Viewing Arrangements  
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.

## ENTRANCE PORCHWAY

Approached via a uPVC entrance door leading to the spacious porchway with obscured glass windows to front and sides.

## ENTRANCE HALLWAY

Approached via a newly fitted composite entrance door with obscured glass windows to either side, leading to the delightful entrance hallway. Staircase to first floor. Low level understairs storage cupboard. Quality engineered wood flooring. Modern column radiator.

## UTILITY ROOM

7' 1" x 6' 2" (2.17m x 1.90m)

With units and quartz worktops to two sides. Plumbing for washing machine and space for tumble dryer. Concealed 'Ideal' combi gas central heating boiler. Window to side. Engineered wood flooring. Column radiator. Door to cloakroom.

## CLOAKROOM

Modern white suite comprising low level wc, wash hand basin. Engineered wood flooring. Obscured glass window to side.

## LOUNGE

12' 6" x 11' 1" (3.82m x 3.39 (into bay)m)

A charming bay fronted reception overlooking the front garden and entrance approach. Quality engineered wood flooring. Shelving to chimney breast recesses. Inset 'Chilli Penguin' wood burner. Modern curved column radiator to bay.

## KITCHEN, DINING AND FAMILY ROOM

26' 7" x 17' 4" (8.11m x 5.29 (overall)m)

An exceptional kitchen, dining and family room. With kitchen to the rear, well appointed along two sides in shaker style light grey fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Inset four ring 'AEG' induction hob with 'AEG' cooker hood above. Integrated two 'AEG' ovens and grill. Integrated 'Samsung' fridge freezer. Integrated 'Neff' dishwasher. Large central island with matching units and quartz worktop. Large space for family dining table. Folding doors opening to the rear garden. Windows to rear pitch and windows to side. Family seating area with chimney breast and inset 'Chilli Penguin' cast iron wood burner. Engineered wood flooring. Two modern column radiators. Recessed spotlights.

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## FIRST FLOOR

### LANDING

Entered via a quarter turning staircase. Obscured glass window to side. Wooden, panelled banister. Doors to bedrooms and family bathroom.

### BEDROOM ONE

13' 2" x 9' 7" (4.03m x 2.93m)

A good sized, principal bedroom. Ample space for wardrobes. Traditional style radiator. Window to rear with woodland View's.

### BEDROOM TWO

12' 10" x 9' 8" (3.92 (into bay)m x 2.97m)

A second double bedroom. Bay window with curved, traditional style radiator.

### BEDROOM THREE

8' 3" x 7' 3" (2.52 (max)m x 2.22m)

Aspect to front, a third bedroom. Space for wardrobes. Traditional style radiator.

### FAMILY BATHROOM

8' 6" x 7' 4" (2.60m x 2.24m)

A spacious family bathroom. Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, freestanding bath with chrome mixer tap, Glass shower cubicle with dual headed, chrome, rainfall shower. Extractor fan. Tiled splashbacks. Tiled flooring. Chrome heated towel rail. Obscured glass window to rear.

## OUTSIDE

### REAR GARDEN

A beautifully presented rear garden with paved patio leading onto a long area of lawn with well tended borders of plants and shrubs. Additional rear paved patio in front of the garden room. Long driveway alongside lawned accessed via double opening gates and leading to the detached garage. Outside lighting. Outside tap. Side access.

### GARDEN ROOM

16' 7" x 11' 7" (5.08m x 3.55m)

An exceptional detached garden room located to the end of the rear garden. With power, lighting and hard wired internet connection. As well as integrated Bluetooth speakers. Sliding entrance doors with windows to either side. Laminate flooring. Electric radiator.

### DETACHED GARAGE

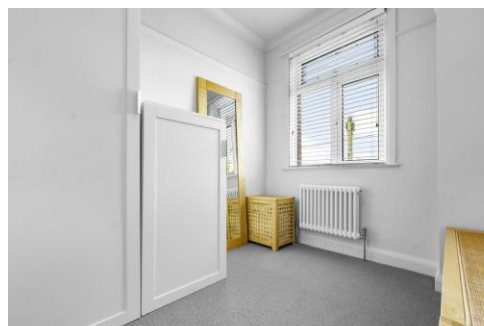
17' 1" x 10' 3" (5.21m x 3.14m)

A large detached garage located to the end of the rear garden and access via a very long driveway. Approached via double opening wood doors. Power and lighting.

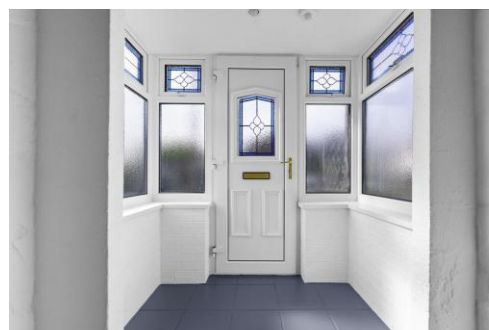
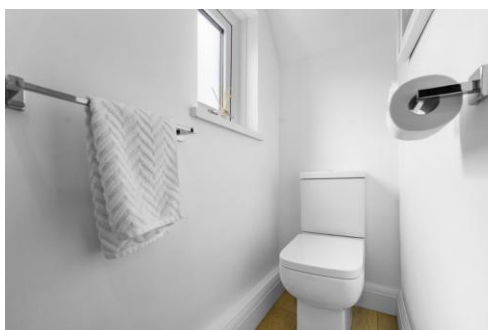
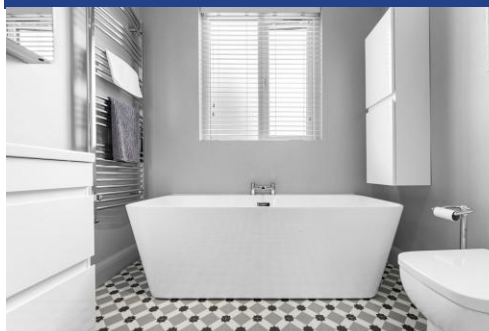
### FRONT GARDEN

Low maintenance front garden comprising decorative stones and enclosed by stone and brick low level walls. Driveway to front with an additional driveway leading to double opening gates leading to the continuation of the driveway and rear garden.

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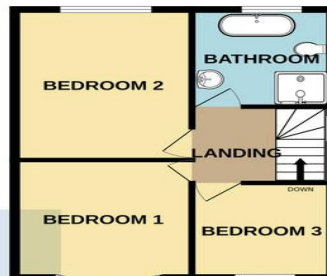


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GROUND FLOOR  
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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