



8 WELLINGTON STREET
TONGWYNLAIS
CARDIFF CF15 7LP

ASKING PRICE OF
£345,000



END OF TERRACE PROPERTY



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****THREE DOUBLE BEDROOM END OF TERRACE FAMILY HOME**** A spacious three double bedroom family home in the sought after area of Tongwynlais, close to local transport links, amenities and tranquil walks. The property comprises hallway, lounge, sitting room, kitchen/dining/family room. To the first floor there are three double bedrooms and family bathroom. Gas central heating. A well presented south-westerly facing rear garden and single garage. EPC rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1,079 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.

ENTRANCE

Entered via front courtyard and pathway to front door. Side gate to rear garden.

HALLWAY

11' 4" x 2' 11" (3.47m x 0.90m)

Entered via uPVC double glazed front door into hallway. Original Victorian tiled flooring. Radiator. Doors to lounge, sitting room and under stair cupboard. Opening to kitchen/dining/family room.

LOUNGE

13' 10" x 10' 8" (4.24m x 3.26m)

Feature exposed chimney stack, two uPVC double glazed windows to front and side. Laminate wood flooring. Radiator.

SITTING ROOM

13' 10" x 10' 6" (4.23m x 3.22m)

uPVC double glazed window to front. Part laminate wood flooring. Fitted storage units and shelving. Radiator. Door to kitchen/dining/family room. Stairs to first floor

KITCHEN/DINING/FAMILY ROOM

KITCHEN

10' 2" x 8' 1" (3.10m x 2.47m)

Fitted with base and eye level units incorporating stainless steel sink and drainer with work surfaces over. Space for fridge/freezer, washing machine and dishwasher. Wall mounted gas central heating boiler. Tiled splash backs. uPVC double glazed window to rear overlooking the garden. Opening to:

DINING/FAMILY ROOM

13' 11" x 8' 0" (4.26m x 2.46m)

uPVC double glazed window and stable door to rear garden. Radiator.

FIRST FLOOR

LANDING

BEDROOM ONE

A spacious, L-shaped bedroom which was previously two separate rooms. Laminate wood flooring. Two uPVC double glazed windows to front. Fitted shelving and hanging space.

BEDROOM TWO

13' 10" x 7' 10" (4.23m x 2.41m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE

15' 0" (max)x8' 2" (4.58m x 2.49m)

uPVC double glazed window to rear with views. Fitted wardrobes. Radiator.

BATHROOM

10' 0" x 7' 11" (3.07m x 2.42m)

Fitted with a low level WC, pedestal wash hand basin, panelled bath and fitted shower cubicle. Extractor fan. Tiled splash backs. Velux window and uPVC double glazed window to rear. Radiator.



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OUTSIDE

REAR GARDEN

A well presented, South-Westerly facing rear garden mainly laid to lawn with flowers beds and shrub borders. A variety of mature hedges. Patio area with pathway to garage. Gated side access. Outbuildings with plumbing for toilet, and use for storage. Stone boundary wall. Outside tap.

GARAGE

A single up and over garage door. Pedestrian door to side.



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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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