

3 Castle View,

Tongwynlais, Cardiff, CF15 7LY



Estate Agents and
Chartered Surveyors

Asking Price Of

£425,000



Detached House



Property Description

**** THREE DOUBLE BEDROOM DETACHED ON A LARGE CORNER PLOT ** FOUR CAR DRIVEWAY & GARAGE **** A well presented, three double bedroom detached with views of Castell Coch, on a large corner plot offering potential for extension (subject to planning). Entrance hallway, lounge opening to the dining room, modern fitted kitchen/breakfast room with integrated appliances and granite worktops, utility room, ground floor shower room. To the first floor are three double bedrooms and a family bathroom. Gas central heating, double glazing. Large lawned front and side garden. Paved patio rear garden with area of lawn and covered ornate verandah. Wide and long driveway leading to garage. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,036 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, Ysgol Gyfun Plasmawr Secondary schools.

ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed window leading to the spacious hallway. Staircase to first floor. Quality tiled flooring. Radiator.

LOUNGE

13' 10" x 11' 5" (4.23m x 3.49m)
Overlooking the delightful rear garden. A good sized reception open plan with dining room. Quality laminate flooring. Inset cast iron wood burner. Radiator.

DINING ROOM

10' 10" x 9' 10" (3.32m x 3.00m)
Large window overlooking the lawned front garden. Open plan with the lounge. Quality laminate flooring. Radiator.

KITCHEN/BREAKFAST ROOM

11' 3" x 10' 3" (3.44m x 3.13m)
Well appointed along three sides in a mix of high gloss and woodgrain effect units beneath granite worktop surface with solid wood adjoining breakfast bar. Inset 1.5 bowl sink with worktop side drainer. Inset four ring induction hob with cooker hood above. Integrated 'Neff' Oven/grill and integrated microwave. Integrated fridge & freezer and Neff Dishwasher. Matching range of eye level wall cupboard. Glass splash back to hob and sink area. Quality tiled flooring. Double opening french doors to paved patio. Vertical radiator. Opening to utility room.

UTILITY ROOM

8' 1" x 5' 8" (2.48m x 1.75m)
With units and granite worktop to one side. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Quality tiled flooring. Stable style uPVC double glazed door to rear garden. Door to ground floor shower room.

SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower, which is a power shower. Full wall tiling. Tiled flooring. Recessed spotlights. Extractor fan and chrome heated towel rail.

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FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area with large portrait window enjoying a view of Castell Coch. Access to boarded roof space via retractable ladder.

BEDROOM ONE

13' 11" x 11' 5" (4.26m x 3.50m)

Overlooking the rear garden, an excellent sized primary double bedroom. Radiator.

BEDROOM TWO

11' 4" x 10' 4" (3.47m x 3.15m)

Enjoying views over the rear garden, a second double bedroom. Built out airing cupboard housing the 'Ideal Classic 2' combi gas central heating boiler. Radiator.

BEDROOM THREE

10' 10" x 9' 11" (3.31m x 3.03m)

Overlooking the delightful lawned front garden and Castell Coch in the distance, a further double bedroom. Radiator.

FAMILY BATHROOM

5' 11" x 5' 10" (1.81m x 1.78m)

White suite comprising low level wc, vanity wash basin with storage below, tiled bath with shower mixer tap above. Obscured glass window to side. Tiled splash back. Tiled flooring. Radiator.

OUTSIDE

REAR GARDEN

Beautifully presented rear garden with large slate style paved patio and small central lawn. Neat borders of plants shrubs and rear maturing hedge. Ornate fitted verandah providing outside relaxation year round.

FRONT AND SIDE GARDEN

With lawn spanning the front and side with neat borders of plants and shrubs with inset flowers. Paved pathway with entrance gate. Paved pathway leading around to side gate.

GARAGE

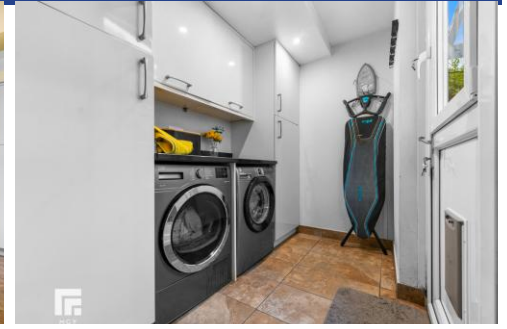
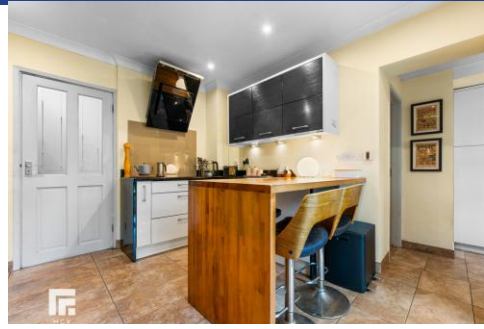
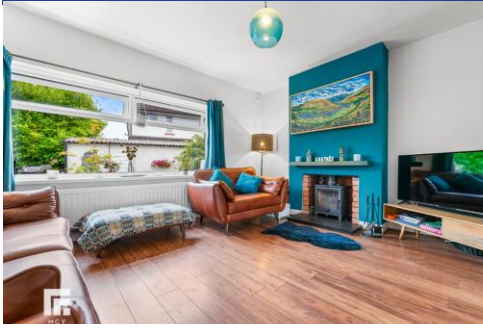
16' 0" x 8' 3" (4.88m x 2.54m)

With up and over access door. Power and lighting. Side door to rear garden.

DRIVEWAY

Wide and long driveway to side providing parking for approx 4 cars. Side gate to side garden.

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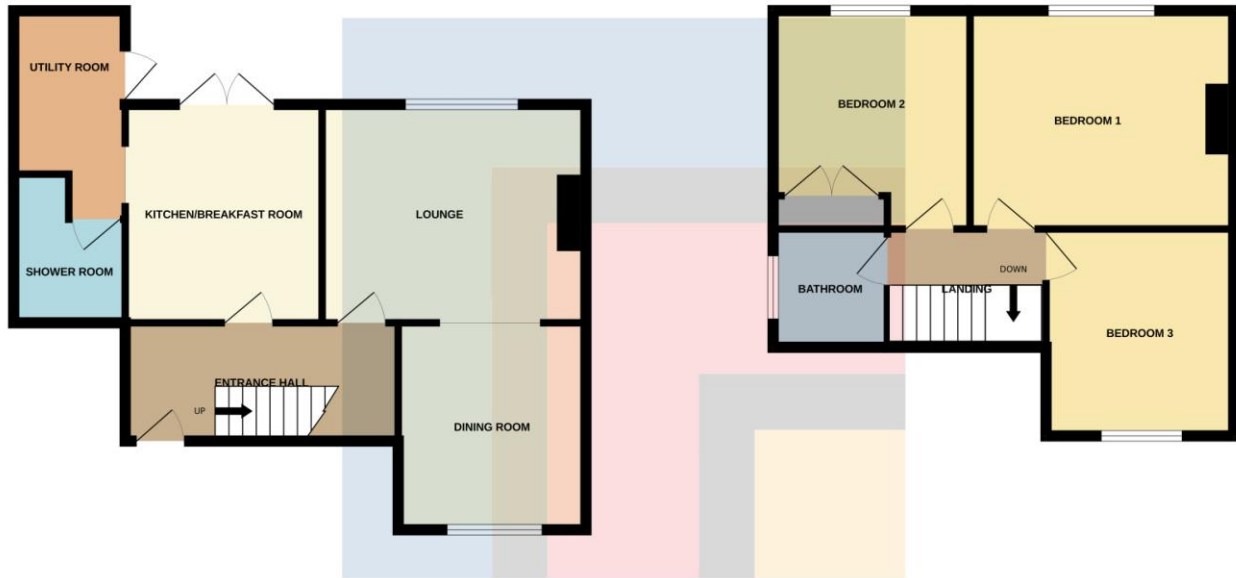
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GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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