

16 Maes Y Draenog,

Tongwynlais, Cardiff, CF15 7JL



Estate Agents and
Chartered Surveyors

Asking Price Of

£450,000



Detached Property



Property Description

**** FOUR BEDROOM DETACHED FAMILY HOUSE **
SOUGHT AFTER LOCATION ** OWNED SOLAR
PANELS **** A bright and spacious four bedroom detached family home in the sought after village of Tongwynlais with tranquil surroundings, easy access to the Taff Trail as well as close to amenities and transport links. Entrance hallway, spacious lounge, dining room, conservatory, modern fitted kitchen, utility room and cloakroom. To the first floor are four good sized bedrooms, ensuite shower room to bedroom one and a separate modern family bathroom. Delightful rear and front gardens. Two car side by side driveway. Garage. Gas central heating. The property benefits from owned solar panels which provide a quarterly return. EPC Rating: D

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,335 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 HALLWAY

Approached via a panelled entrance door leading to the spacious entrance hallway, staircase to first floor, low level under-stairs storage cupboard. Radiator. Doors to lounge and kitchen.

LOUNGE

16' 4" x 10' 7" (5.00m x 3.24m)
Overlooking the attractive lawned front garden, feature fireplace, radiator and double doors to dining room.

DINING ROOM

9' 11" x 8' 11" (3.04m x 2.72m)
With patio doors to conservatory, door to kitchen, laminate flooring, radiator. Ample space for large family dining table.

CONSERVATORY

11' 4" x 8' 1" (3.46m x 2.47m)
Overlooking the delightful garden, french doors to the rear garden, tiled flooring and radiator.

KITCHEN

12' 4" x 10' 0" (3.76m x 3.05m)
Well appointed along three sides in white high gloss fronts beneath Minerva worktop surfaces, inset 1.5 bowl sink, four ring gas hob with cooker hood above, integrated oven, plumbing for washing machine, matching range of eye level wall cupboard, tiled flooring, radiator, door to dining room and door to utility room.

UTILITY ROOM

6' 5" x 4' 9" (1.97m x 1.46m)
Units and worktops to one side, inset sink with side drainer, plumbing for washing machine, wall mounted Worcester gas central heating boiler, display panel for solar panels, door to side, tiled flooring and door to cloakroom.

CLOAKROOM

Comprising low level wc, vanity wash basin with storage below, tiled flooring, obscure glass window to side and radiator.

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FIRST FLOOR

LANDING

Approached via an easy rising staircase leading to the central landing area, access to boarded roof space. Airing cupboard housing the hot water cylinder.

BEDROOM ONE

14' 7" x 11' 3" (4.47m x 3.44m)

An excellent sized principal bedroom with Sharps fitted wardrobes and matching tables with a central bed recess. Recessed spotlights. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

Comprising low level wc, vanity wash basin with storage below, shower cubicle, tiled flooring, obscure glass window to side and radiator.

BEDROOM TWO

14' 2" x 8' 2" (4.33m x 2.50m)

Aspect to front, a second double bedroom. Built out wardrobe. Radiator.

BEDROOM THREE

11' 4" x 8' 1" (3.46m x 2.48m)

Overlooking the rear garden, a further double bedroom. Built out wardrobe with hanging rail and shelving. Radiator.

BEDROOM FOUR

11' 3" x 7' 5" (3.43m x 2.28m)

Aspect to rear, a good sized fourth bedroom. Radiator.

FAMILY BATHROOM

Modern white suite comprising low level wc, vanity wash hand basin with storage below, p-shaped jacuzzi style bath with shower above and shower enclosure. Obscure glass window to rear. Tiled flooring. Recessed spotlights. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

An attractive rear garden comprising paved keyblock patio and lawn with well stocked beds of flowers, plants and shrubs, enclosed by brick wall and timber fencing. Two seating area's. Timber gate to side leading to the front.

FRONT GARDEN

Beautifully manicured front lawn with inset flowers and plants. Two car side by side driveway leading to garage. Additional parking space to side.

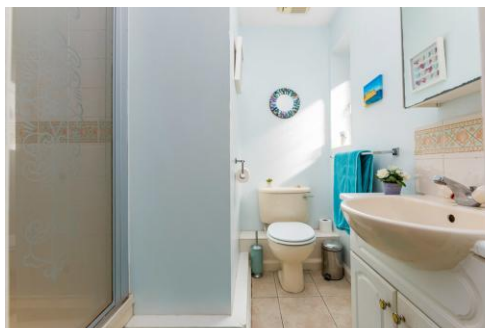
GARAGE

With up and over access door.

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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1335sq.ft. (124.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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