

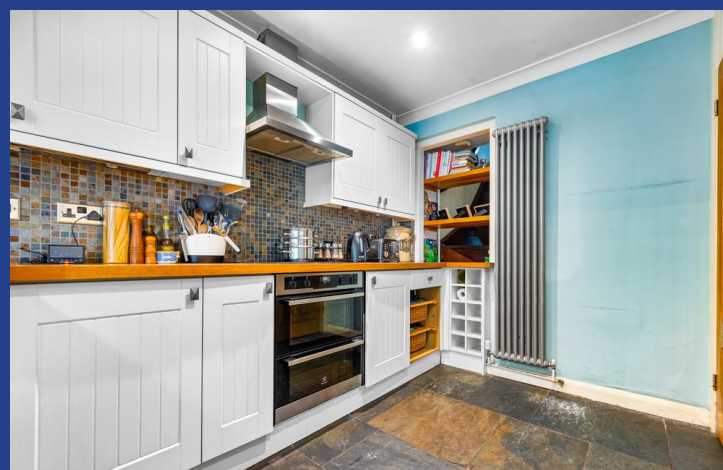
39 Queen Street, Tongwynlais, Cardiff, CF15 7NN



Estate Agents and
Chartered Surveyors

Asking Price Of

£320,000



End Of Terrace Property

3

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Property Description

**** CHARACTER COTTAGE - THREE BEDROOMS ** NEWLY FITTED FAMILY SHOWER ROOM **** A beautiful presented family home of character, being in the sought after village of Tongwynlais, close to local amenities and transport links. Entrance hallway, neat fitted kitchen with wood worktops, opening to the dining room with vaulted ceiling, spacious lounge with wood burner. To the first floor are three bedrooms and a newly fitted family shower room. Gas central heating, double glazing, fitted shutters to front windows. Good sized rear garden comprising paved patio and lawn. Timber summer house with power and lighting. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 928 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 also boasts proximity to Castell Coch and the Taff Trail.

ENTRANCE HALLWAY

Approached via an oak panelled entrance door with window to upper part, leading to the T-shaped hallway. Storage cupboard. Door to rear garden. Wood flooring. Recessed spotlights.

LOUNGE

18' 10" x 13' 2" (5.76m x 4.02m)
An excellent sized principal reception. Staircase to first floor. Two windows to front with shutters. Cast iron wood burner with wooden surround. Radiator.

KITCHEN

14' 0" x 10' 2" (4.27m x 3.10m)
Well appointed along four sides in light panelled fronts beneath solid wood worktop surfaces. Inset ceramic Belfast style sink. Plumbing for washing machine. Integrated dishwasher. Space for fridge freezer. Inset four ring hob with cooker hood above and oven

below. Matching range of eye level wall cupboards. Concealed combi gas central heating boiler. Window to rear. Limestone flooring. Vertical radiator. Worktop breakfast bar with opening into dining room.

DINING ROOM

15' 8" x 7' 11" (4.78m x 2.43m)
An excellent rear extension of open plan with the kitchen. Ample space for large family dining table. Bi folding doors opening to the rear patio and window overlooking the garden. Vaulted ceilings with two velux to side pitch. Slate tiled flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the L-shaped landing. Linen storage cupboard over the stairs. Additional large storage-wardrobe with hanging rail and fitted drawers. Access to roof space.

BEDROOM ONE

12' 4" x 9' 7" (3.76m x 2.93m)
A good sized principal bedroom with aspect to front. Two windows with fitted shutters. Fitted wardrobes to one side with hanging rail and shelving. Radiator.

BEDROOM TWO

10' 5" x 7' 8" (3.18m x 2.36m)
Double bedroom overlooking the rear garden. A good sized second bedroom. Radiator.

BEDROOM THREE

7' 2" x 5' 9" (2.19m x 1.77m)
Aspect to rear. Radiator.

FAMILY SHOWER ROOM

6' 10" x 6' 0" (2.09m x 1.85m)
A modern family shower room with quality white suite comprising low level wc, wash hand basin, double width shower cubicle with twin head shower. Wall tiling to splash back areas. Tiled flooring. Storage cupboard with shelving. Vertical radiator. Obscure glass window to side.

OUTSIDE

REAR GARDEN

Enjoying a private and enclosed south westerly aspect. Large paved patio leading onto an area of lawn with raised flower bed. Rear timber storage shed and a large timber summer house with power and lighting.

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TOTAL FLOOR AREA - 928 sq.ft. (86.2 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	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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