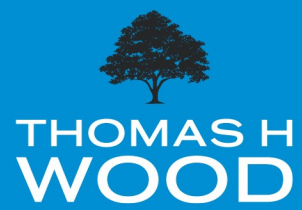




Green Meadow Drive,
Tongwynlais, Cardiff,
CF15 7LW



Asking Price
£369,950

3 Bedrooms
House - Semi-Detached

Set in an ideal position, enjoying wonderful views of the surrounding countryside, this beautifully presented three-bedroom family home offers spacious, well-balanced accommodation in the heart of Tongwynlais. The property has been thoughtfully maintained and updated by the current owners, creating a home that is ready for immediate occupation. The accommodation flows exceptionally well, beginning with a welcoming entrance hall leading to a generous lounge with bay window before opening into a stylish kitchen and dining room. The kitchen provides excellent storage and integrated appliances, with direct access to both the conservatory and the useful ground floor WC and utility. A door leads to the integral double garage, that holds great potential for conversion, subject to the relevant permissions. Upstairs are three genuine double bedrooms, all well-proportioned and filled with natural light, together with a contemporary shower room finished to a high standard. Outside is where this home truly stands apart. The south-facing rear garden has been designed to maximise both sunshine and the spectacular outlook, featuring a patio with pergola, level lawn, timber deck and an attractive shed with electric. Within walking distance to the village, Taff Trail, local school and the excellent transport links.



ENTRANCE HALL

A welcoming entrance hall with attractive tiled flooring, stairs rising to the first floor and doors leading to the principal reception rooms.

LOUNGE

14'5" x 12'11"

A bright and spacious reception room, with a large bay window overlooking the front aspect and wood-effect flooring throughout. Attractive decoration and ample space for sofas.

KITCHEN/DINING ROOM

9'0" x 19'1"

A stylish open-plan kitchen fitted with a comprehensive range of blue wall and base units complemented by marble-effect work surfaces and integrated appliances. There is ample space for family dining, with double doors opening into the conservatory. Doors lead to the WC and utility porch.

Features

- Beautifully Presented Detached Family Home
- Elevated Position with Stunning Views
- Sought-After Residential Location
- Spacious Lounge with Bay Window
- Modern Open-Plan Kitchen & Dining Room
- Conservatory Overlooking the Garden
- South-Facing Landscaped Garden
- Double Garage with Electric Door & Driveway

CONSERVATORY

10'10" x 9'1"

A generous additional reception room overlooking the rear garden, finished with tiled flooring and enjoying an abundance of natural light through multiple windows with integrated blinds.

W.C./UTILITY

4'7" x 7'11"

Fitted with a low-level WC and wash hand basin. Space and plumbing for washing machine and tumble dryer.

FIRST FLOOR



LANDING

Via carpeted staircase to landing. Doors to all rooms. Cupboard housing the combi boiler. Loft access.

BEDROOM ONE

11'9" x 10'11"

A spacious principal bedroom overlooking the front aspect with wood-effect flooring and built-in display shelving.

BEDROOM TWO

10'4" x 10'2"

A generous double bedroom enjoying superb views across the rear garden towards Castell Coch and the surrounding countryside.

BEDROOM THREE

8'7" x 8'6"

A well-proportioned third double bedroom overlooking the front aspect.

SHOWER ROOM

4'7" x 9'0"

A contemporary shower room comprising a large walk-in shower, vanity wash hand basin with storage beneath, low-level WC and modern wall and floor tiling.

OUTSIDE

FRONT

Driveway providing off-road parking leading to a double garage with electric anthracite door. Decorative planted borders complete the frontage.

REAR

A particular feature of the property is the beautifully maintained south-facing rear garden. A paved patio with pergola provides an ideal seating area, leading onto a level lawn and timber deck with a garden shed with electric. From the rear of the garden there are delightful far-reaching views across the surrounding countryside towards, creating a wonderful setting for both relaxing and entertaining.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 1292.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B



3 BEDROOMS



2 BATHROOMS



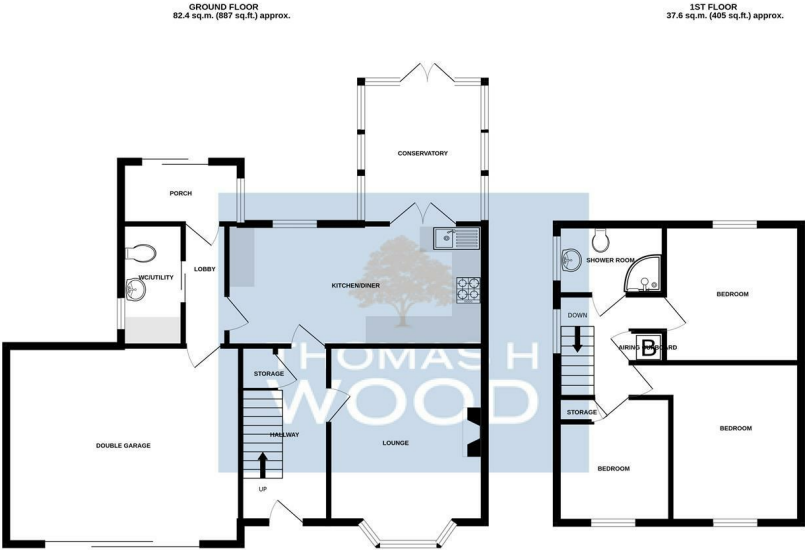
2 RECEPTION ROOMS



ENERGY RATING: D







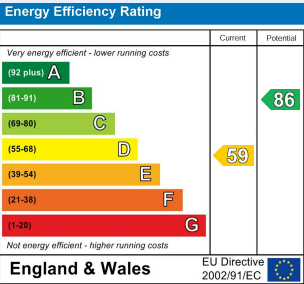
TOTAL FLOOR AREA : 120.0 sq.m. (1292 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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