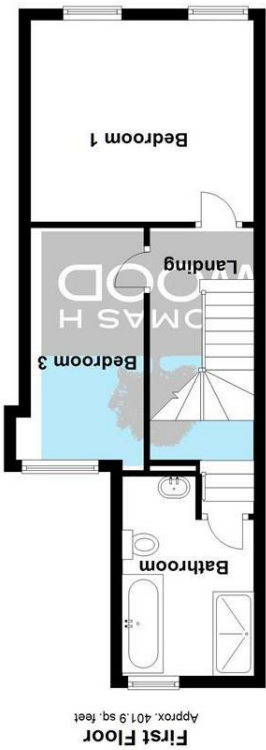
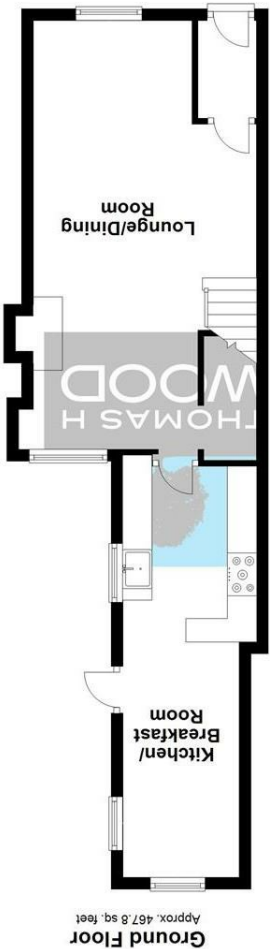


Total area: approx. 1124.0 sq. feet



Energy Efficiency Rating	
Potential	Current
87	74
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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10 Wyndham Street,  
Tongwynlais, Cardiff  
CF15 7LN



Asking Price £325,000  
House - Mid Link Terrace  
3 Bedrooms



**Tenure - Freehold**

**Floor Area - 1124.00 sq ft**

**Current EPC Rating - C74**

**Potential EPC Rating - B87**



A charming and very spacious, three bedroom terraced cottage, nestled in the heart of the historical village of Tongwynlais. This larger than average family home was first constructed in 1890 and has been well maintained and sympathetically updated over the years. Recent improvements include, a new combination boiler, wood burning stove, sliding sash windows to the front elevation, plus, updated kitchen and four piece bathroom. Ideally located on Wyndham Street and within walking distance to Castell Coch, the Taff Trail and the well-respected primary school. Viewings are highly recommended to appreciate this lovely home. To be sold with no onward chain.

#### **ENTRANCE**

Via hardwood front door to hallway. Space for shoes and coats. Door to;

#### **DINING ROOM**

2.69m x 3.44m (8'9" x 11'3")

An open plan reception room with wood floor, painted walls and smooth ceiling. UPVC sliding sash window to front and radiator panel. Open to;

#### **LOUNGE**

3.20m x 3.68m (10'5" x 12'0")

With the continuation of the wood floor, painted walls and smooth ceiling. UPVC window to rear, radiator panel and feature wood burning stove. Useful under stair cupboard, door to;

#### **KITCHEN**

2.35m x 7.22m (7'8" x 23'8")

With a range of wall and base units and contrasting work surfaces over. Belfast sink with chrome tap. Electric double oven, five ring gas hob. Space and plumbing for slim line dishwasher and fridge freezer. Wooden floor, part tiled and painted walls. UPVC window to side aspect and vertical radiator. Open plan breakfast room with further work surfaces and under counter space for washing machine and tumble dryer. UPVC window and door to rear garden.

#### **LANDING**

Via carpeted staircase to split level landing. Doors to all rooms and further stairs to second floor.

#### **BEDROOM ONE**

3.83m x 3.43m (12'6" x 11'3")

Overlooking the front aspect of the property with carpeted floor, painted walls and smooth ceiling. Ample space for wardrobes, UPVC sliding sash windows to front and radiator panel.

#### **BEDROOM TWO**

2.01m x 3.70m (6'7" x 12'1" )

Overlooking the side and rear aspect of the property with carpeted floor, painted walls and smooth ceiling. UPVC window and radiator panel.

#### **BATHROOM**

2.36m x 3.13m (7'8" x 10'3")

A modern four-piece suite with low level WC, wash hand basin vanity unit, bath with central taps and hand held shower, plus double shower enclosure with glazed screen and chrome mixer shower. Tiled floor and part tiled walls. Chrome towel radiator and UPVC window to rear. Cupboard housing a modern Vaillant combination boiler.

#### **LOFT ROOM**

3.84m x 4.80m (12'7" x 15'8")

Via staircase to the loft room. A generous space with carpeted floor, painted walls, exposed wooden beams and UPVC window to rear and Velux to the front. Useful storage cupboard.

#### **OUTSIDE**

With patio and laid lawn areas. Mature plants and shrubs. Pergola to the rear of the garden. On road parking to the front.

#### **COUNCIL TAX**

Band E

#### **TENURE**

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

