



**Pantgwynlais,
Tongwynlais CF15 7LS**

- EPC Rating: E
- THREE BEDROOM SEMI
- REFURBISHED KITCHEN
- NO CHAIN
- REFURBISHED BATHROOM





About The Property

A sizeable three bedroom family semi-detached home situated in the heart of Tongwynlais with a pleasant open outlook to the front. The property has a re-furbished kitchen and bathroom. Very easy access to the M4 motorway, Cardiff city centre and Taff Trail.

Accommodation

Porch

Sliding aluminium doors, double glazed door to:

Hall

Stairs to first floor, double glazed window to side, cupboard concealing electric meter, radiator, tiled floor.

Bathroom

Double glazed window to side, a re-furbished modern white suite that comprises a panelled bath with shower and screen, wash hand basin, low level w.c., chrome towel radiator, tiled floor.

Reception One

12' 3" x 11' 2" (3.73m x 3.40m)

Double glazed window to front with open aspect, feature stone fireplace with 'sleeper' mantle that houses a solid fuel double burner, television point, woodblock flooring, coving to ceiling, open plan to:

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Reception Two

16' 1" x 7' 3" (4.90m x 2.21m)
Double glazed window, vinyl flooring, coving to ceiling, part open plan to:

Kitchen

11' 11" x 8' 11" (3.63m x 2.72m)
Double glazed window to rear, door to side, fitted with a re-furbished modern range of wall and base units with oak worktops incorporating a sink unit with mixer tap and drainer, 'kidney' shaped oak breakfast bar, integrated fridge and freezer, integrated dishwasher, washing machine and tumble dryer, five ring stainless steel gas hob, double oven and cooker hood, radiator, vinyl flooring and inset spotlights.

Landing

Double glazed window to rear, loft access, fitted carpet.

Bedroom One

11' 4" x 11' (3.45m x 3.35m)
Double glazed window to front with open aspect, fitted wardrobes and storage cupboards, airing cupboard, radiator, fitted carpet and coving to ceiling.

Bedroom Two

11' to wardrobe door x 8' 8" (3.35m to wardrobe door x 2.64m)
Double glazed window to rear, picture rail, fitted wardrobes and cupboards, radiator, fitted carpet.

Bedroom Three

11' 2" x 6' 7" (3.40m x 2.01m)
Double glazed window to side, radiator, fitted carpet.

Outside

Open aspect to front, off road parking for three to four vehicles leading to a DETACHED GARAGE, concrete storage, the rear is paved with enclosed walling.



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Important Information

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