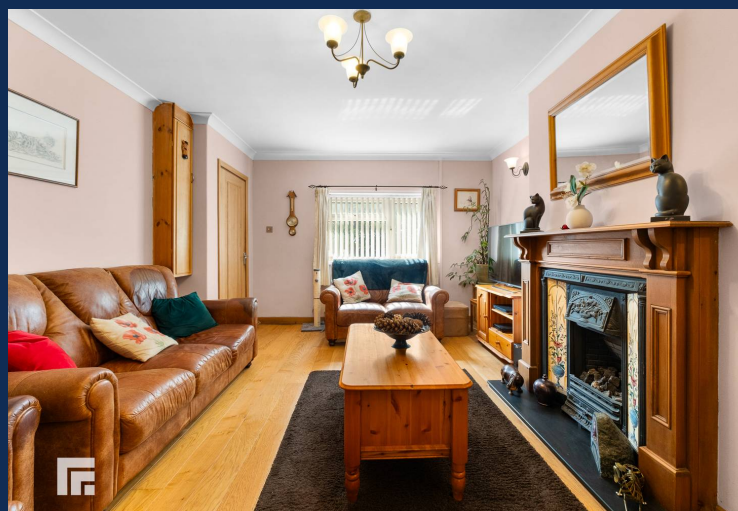




16 Cae Lewis, Tongwynlais

£430,000 Freehold

****SEMI-DETACHED PROPERTY**FIVE BEDROOMS**LARGE DRIVEWAY**LANDSCAPED REAR GARDEN**A** beautifully presented five bedroom property in the sought after area of Tongwynlais. Entrance porch leading into a good sized family lounge and modern open plan kitchen/dining room/breakfast room. To the first floor; master bedroom, two further double bedrooms and spacious family bathroom. To the third floor are a further two double bedrooms and shower room. Well maintained, landscaped rear garden with woodland view. Stone shed and garden room/ office with WC. Large block paved driveway to front. EPC Rating: D

Council Tax band: TBD

Tenure: Freehold

DESCRIPTION

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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

ENTRANCE PORCH

Entered via composite door. Engineered oak flooring. Oak door to lounge.

LOUNGE

Dimensions: 18' 5" x 12' 4" (5.63m x 3.77m). Spacious family lounge with gas fireplace.Slate hearth with wooden mantelpiece. Engineered oak flooring. Built in cupboard housing electric fusebox. Radiator. uPVC windows to front. Oak doors leading to lounge and kitchen/dining/breakfast room and inner hallway.

KITCHEN/DINING/BREAKFAST ROOM

Dimensions: 21' 6" x 13' 11" (6.56m x 4.26m). Appointed along three sides, modern white high and low level cupboards beneath granite worktops, inset 1.5 bowl ceramic sink with chrome mixer filter tap, integrated 'NEFF' appliances; four ring gas hob with extractor hood, integrated oven, integrated microwave grill and warmer draw. Integrated 'NEFF' dishwasher. Large breakfast bar with solid oak work surface; matching low level cupboards beneath and wine rack. Space for American fridge freezer. Additional cupboards to side with oak work surface. Utility cupboard with plumbing for washing machine. Wall hung 'Worcester' combi boiler. Engineered oak flooring. Radiator. uPVC double glazed windows to front and side. Additional uPVC window to rear.

FAMILY BATHROOM

Dimensions: 13' 11" x 6' 9" (4.25m x 2.08m). Modern white suite; ceramic bowl sink with chrome mixer tap with granite vanity beneath. Wall hung low level WC, Double step in shower with chrome shower and glass screen. Freestanding modern bath tub with chrome tap and handheld shower head. Tiled walls and flooring. Modern chrome radiator. Underfloor heating. Spotlights. Extractor fan. uPVC windows to front.

BEDROOM THREE

Dimensions: 10' 9" x 7' 10" (3.30m x 2.41m). Small double bedroom. (Currently being used as a study). Radiator. Laminate flooring. uPVC window to rear.

SECOND FLOOR

LANDING

uPVC window to rear, doors to all rooms.

BEDROOM FOUR

Dimensions: 13' 10" x 9' 8" (4.24m x 2.97m). Fourth double bedroom. Built in two door wardrobe. Radiator. uPVC window to rear. Spotlights.

BEDROOM FIVE

Dimensions: 13' 10" x 9' 0" (4.24m x 2.76m). A fifth bedroom. Radiator. Spotlights. uPVC window to rear.

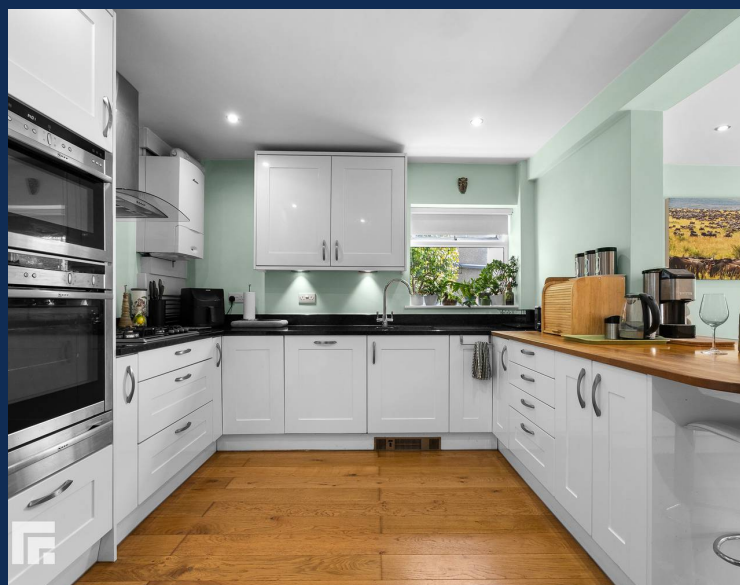
SHOWER ROOM

Dimensions: 6' 7" x 8' 5" (2.01m x 2.57m). Modern white suite. Wash hand basin with chrome mixer tap and vanity. Low level WC. Additional storage cupboards and draws. Laminate countertops with splashbacks. Double step in shower with chrome shower and glass screen. Chrome heated towel rail. Half wall tiling and panelled splash-back to shower. Tiled flooring. Extractor fan. Wooden 'Velux' window to front.

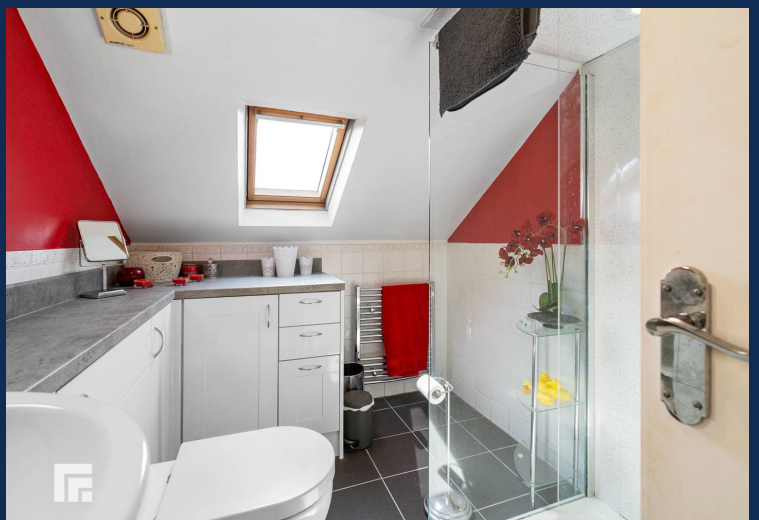
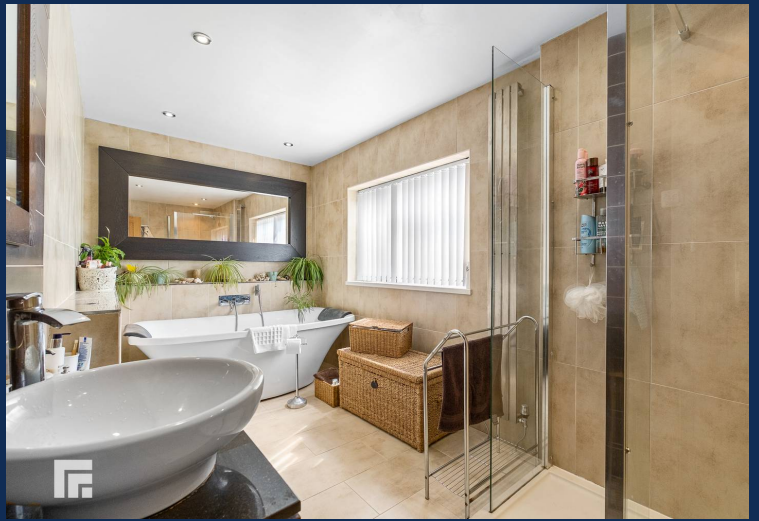
OUTSIDE

REAR GARDEN

Dimensions: 6' 7" x 8' 5" (2.01m x 2.57m). Looking out onto woodlands, a beautifully presented, enclosed, tiered rear garden. Yard area (with cast iron gate) with steps leading to a paved patio area to one side; a further large paved patio with composite decked area and modern composite, decorative balustrade. Large planted area with mature plants and shrubs. Additional composite decked area leading to garden room. Area lawn bordered by a caged stone wall, further mature trees and shrubs to rear with steps leading to timber gate for access. Timber fencing bordering garden. Stone shed building with uPVC door; power and lighting. Small grey shed to remain. Outside tap. Outside power









RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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