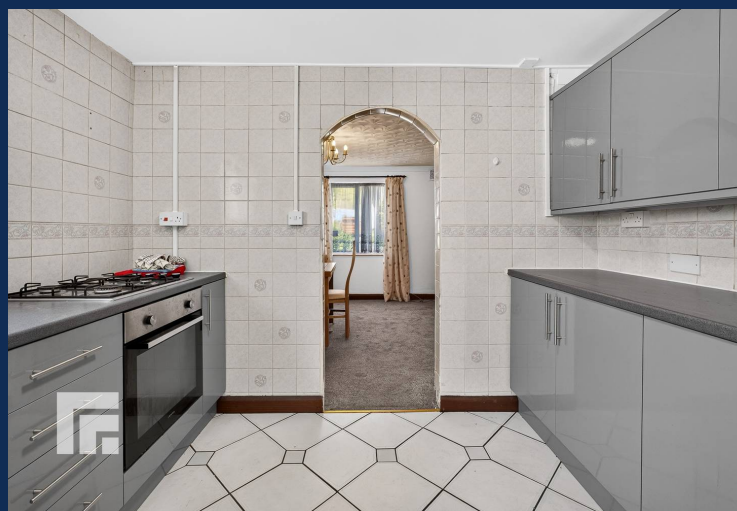




48 Green Meadow Drive, Tongwynlais

£250,000 Freehold

Two double bedroom terraced property with side access to rear garden in the sought after area Tongwynlais. Entrance hall, lounge, conservatory, dining room, kitchen and utility room. To the first floor; landing, primary double bedroom, modern shower room and second double bedroom. A good sized rear garden. Garden and driveway to front. EPC Rating: C

Council Tax band: C

Tenure: Freehold

Entrance Hallway

Entered via a UPVC door, easy rising staircase to first floor. Doors to all rooms.

Lounge

13' 7" x 14' 4" (4.15m x 4.36m)

Family lounge, feature fireplace with decorative mantelpiece and marble hearth. Radiator. Windows to front and rear. Sliding glass doors into conservatory.

Conservatory

9' 0" x 7' 5" (2.74m x 2.25m)

Conservatory with UPVC windows to both sides. Double French doors opening into the rear garden.

Dining Room

10' 0" x 11' 3" (3.04m x 3.43m)

A good sized dining room. Radiator. Archway through to kitchen.

Kitchen

9' 10" x 8' 5" (2.99m x 2.56m)

Appointed along two sides, eye and low level cupboards beneath laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and space for low level fridge. Tiled walls and flooring. Window to side. Door into utility room.

Utility Room

7' 7" x 6' 0" (2.31m x 1.84m)

Plumbing for washing machine and space for fridge freezer. UPVC door into rear garden. Door to side for access to front.

First Floor Landing

Airing cupboard housing hot water cylinder. Window to rear. Doors to all rooms.

Bedroom one

12' 8" x 10' 4" (3.87m x 3.16m)

A good sized primary bedroom. Cutted bedroom furniture and built in mirrored wardrobes to one side. Radiator. Window to rear.

Bedroom Two

12' 0" x 10' 2" (3.66m x 3.11m)

A second double bedroom. Fitted bedside cabinets, draws and window sear. Building mirrored wardrobes to one side. Radiator. Window to front.

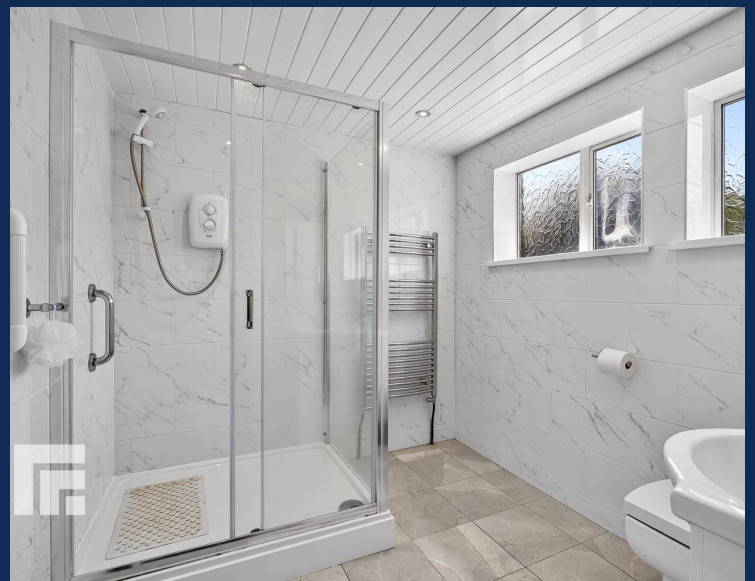
Family Shower Room

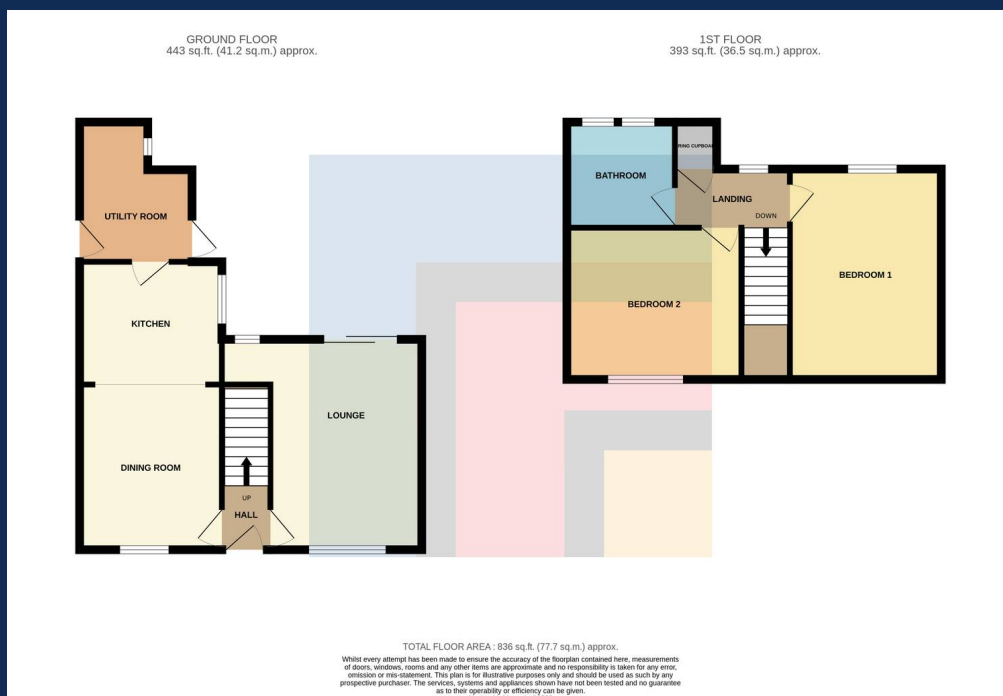
7' 9" x 7' 2" (2.36m x 2.18m)

Modern white suite; combined low level WC and wash hand basin with chrome mixer tap and vanity unit. Shower cubicle with sliding glass shower doors and white electric shower. Tiled walls and flooring. Spotlights. Extractor fan. Two obscured glass windows to rear.

Additional information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





RADYR 029 2084 2124

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



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