





47 Queen Street, Tongwynlais

£250,000 Freehold

A traditional end terrace, two bedroom family home in the heart of Tongwynlais, being a short distance from local amenities and transport links. Spacious lounge and diner, kitchen and breakfast room, rear lobby and cloakroom. To the first floor are two bedrooms and a modern family shower room. Gas central heating. Double glazing. Enclosed rear garden and garden to side. NO CHAIN. EPC Rating: tbc

Council Tax band: D

Tenure: Freehold

Lounge and Diner
18' 6" x 12' 6" (5.65m x 3.80m)
Approached via a uPVC entrance door leading to the spacious lounge and diner. Window to front. Feature fireplace. Staircase to first floor with under stairs storage. Obscured glass window to side. Two radiators. Door to kitchen.

Kitchen and Breakfast Room
15' 3" x 13' 1" (4.64m x 4.00m)
Well appointed along three sides in light panelled fronts beneath woodgrain effect laminate worktop surfaces. Inset stainless steel sink. Inset four ring electric hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Worktop breakfast bar. Radiator. Window to rear. Tiled splash back. Door to rear lobby.

Rear Lobby
With door to rear garden. Door to cloakroom.

Cloakroom
White suite comprising low level wc and corner wash hand basin. Tiled splash back. Obscured glass window to rear. Radiator.

First floor landing
Approached via an easy rising staircase leading to the central landing area.

Bedroom one
12' 5" x 9' 7" (3.78m x 2.92m)
Overlooking the entrance approach, a good sized primary bedroom. Access to roof space. Radiator.

Bedroom two
10' 9" x 6' 9" (3.28m x 2.07m)
Aspect to rear, a good sized second bedroom. Airing cupboard housing the 'Ideal Logic' combi gas central heating boiler. Radiator.

Family Shower Room
9' 6" x 5' 7" (2.90m x 1.71m)
Quality white suite comprising low level wc, wash hand basin, large walk in shower cubicle with glass screen. Acrylic panelling to splash back areas. Extractor fan. Obscured glass window to side. Chrome heated towel rail.

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.



REAR GARDEN

Enclosed rear garden with paved patio, lawn and decorative stones. Low level gate to side. Timber storage shed.

SIDE GARDEN

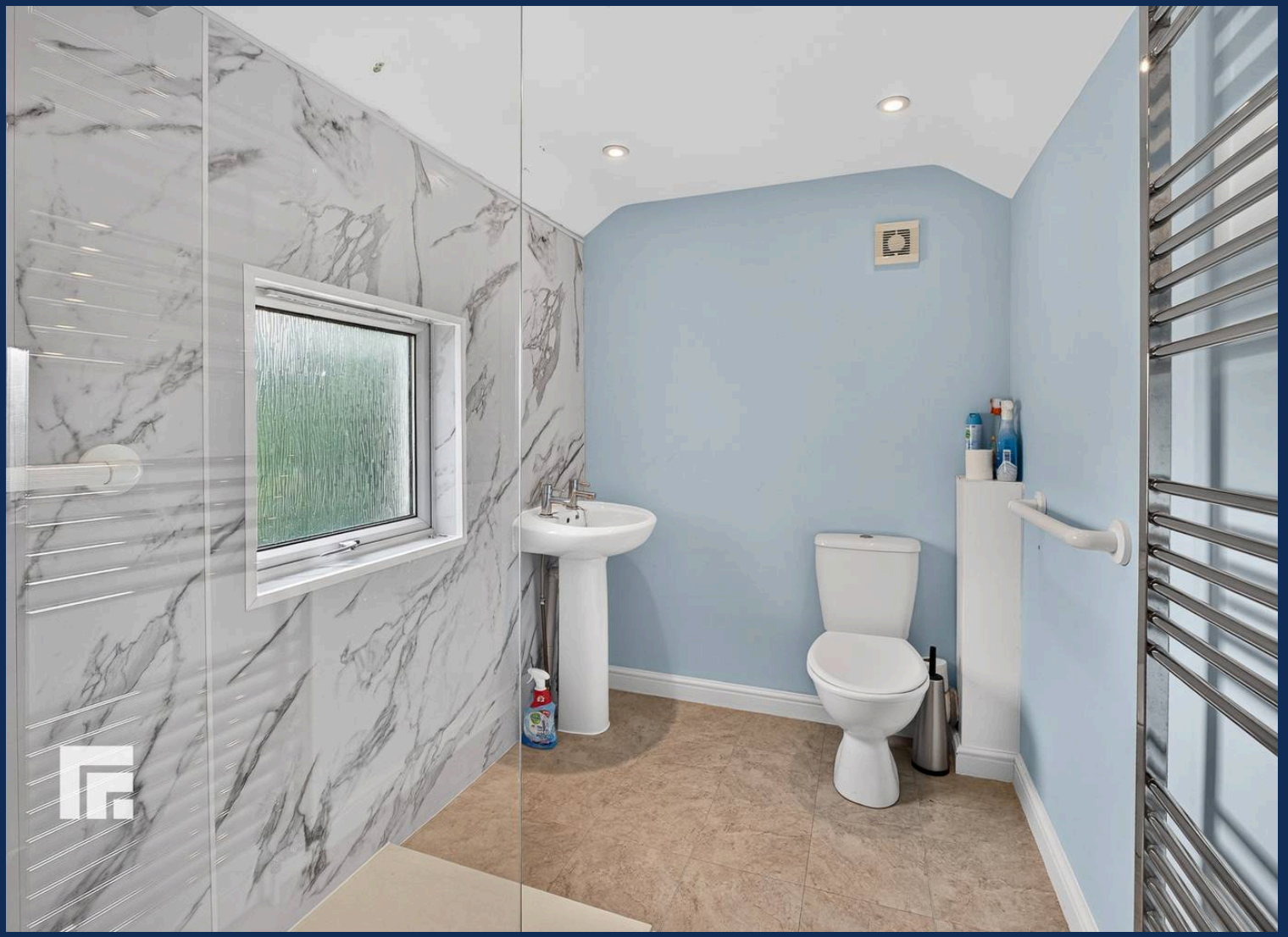
Area of lawn to side. Please note there is a right of access across the side garden for the neighbours to access their garden.

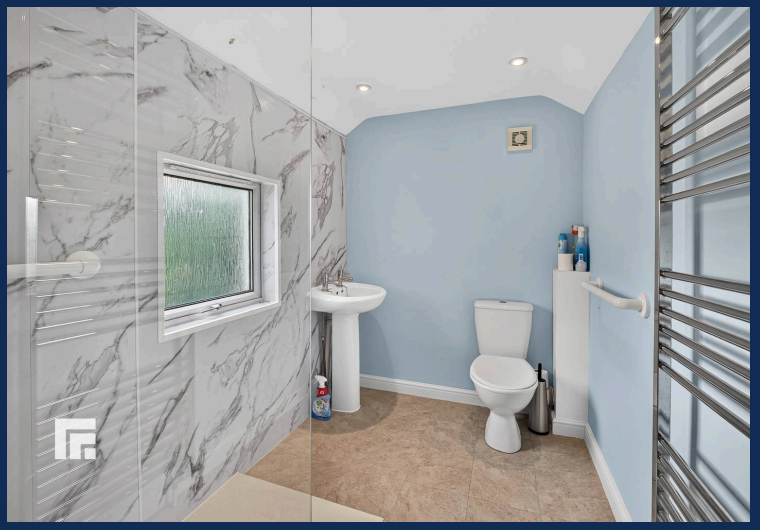








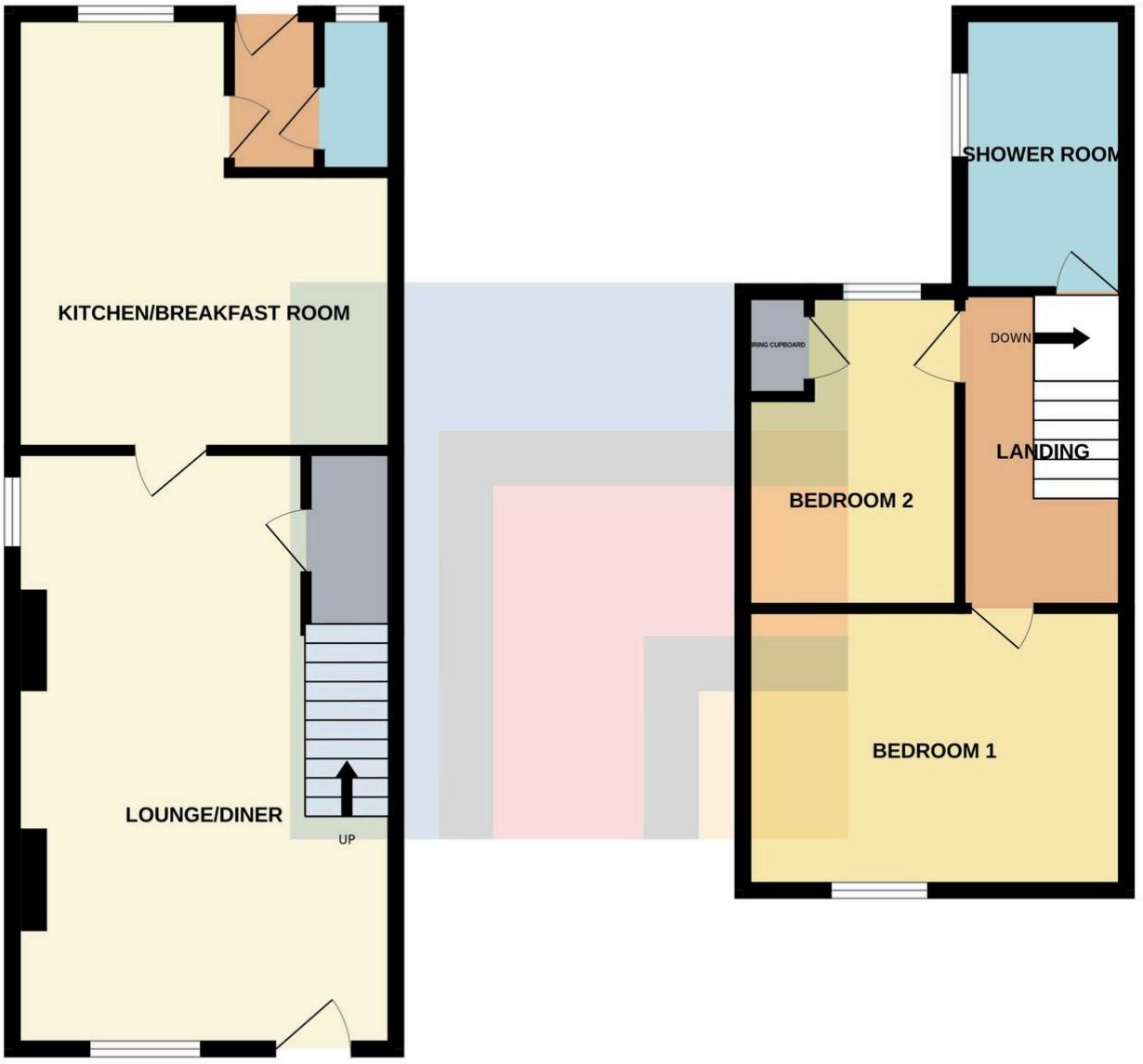






GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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