



## 1 The Mews Merthyr Road, Tongwynlais

£425,000

**FOUR BEDROOM HOME IN HEART OF TONGWYNLAIS TWO BATHROOMS SOUTH-WESTERLY FACING REAR GARDEN** A spacious four bedroom end terraced property situated in the heart of Tongwynlais, with ideal transport links and catchment for highly regarded primary and secondary schools. The property has modern, open-plan kitchen/diner, WC, and spacious lounge to rear. Upstairs are four bedrooms including primary bedroom with en-suite, and the family bathroom. South-Westerly facing garden to rear. Gas central heating. EPC: E

Council Tax band: TBD

## **ENTRANCE**

Pathway to main side entrance. Gated access to rear garden.

## **HALLWAY**

Window over main entrance door, into hallway. Door to kitchen/diner, opening to lounge. Exposed wooden floorboards. Stairs to first floor.

## **KITCHEN/DINER**

22' 8" x 16' 1" (6.90m x 4.90m)

A spacious open-plan kitchen/diner fitted with a wide range of base and eye level units incorporating ceramic Belfast sink with complementary solid Iroko wood work surfaces. Fitted electric double oven, integrated dishwasher, fridge, freezer, dishwasher and washing machine. Feature central island with breakfast bar and five burner gas hob with extractor hood over. Tiled splash backs and slate tiled flooring. Spotlights. uPVC double glazed windows to front and side aspects. Feature wood burner with slate hearth. Handmade oak shutters. Radiator. Door to WC and opening to lounge.

## **WC**

3' 8" x 3' 3" (1.12m x 0.99m)

Low level WC and wash hand basin with tiled splash back and flooring. Radiator.

## **LOUNGE**

21' 3" x 13' 9" (6.47m x 4.19m)

uPVC double glazed window and French patio doors to rear garden. Exposed wooden floorboards. Two radiators. Feature wood burner.

## **LANDING**

Doors to four bedrooms and bathroom. Large storage cupboard housing the gas central heating boiler. Exposed wooden floorboards. Double glazed Velux window to side. Radiator.

## **BEDROOM ONE**

15' 11" x 12' 10" (4.85m x 3.90m)

uPVC double glazed ceiling windows to front and side. Exposed wooden floorboards. Two radiators. Door to en-suite.

## **ENSUITE**

7' 1" x 5' 5" (2.16m x 1.65m)

A nicely designed en-suite with low level WC, vanity with wash hand basin, and panelled bath with mixer shower over and separate handheld attachment. Extractor fan. Tiled splash backs and slate tiled flooring. Ladder radiator.

## **BEDROOM TWO**

11' 10" x 11' 2" (3.61m x 3.41m)

uPVC double glazed window to rear. Radiator. Exposed wooden floorboards.

## **BEDROOM THREE**

11' 3" x 9' 1" (3.42m x 2.78m)

uPVC double glazed window to rear. Radiator. Exposed wooden floorboards. Loft access.

## **BEDROOM FOUR**

9' 5" x 5' 9" (2.88m x 1.74m)

uPVC double glazed window to front. Exposed wooden floorboards. Mezzanine floor (with reduced height) with ladder. Loft access. Radiator.

## **FAMILY BATHROOM**

8' 5" x 4' 10" (2.57m x 1.47m)

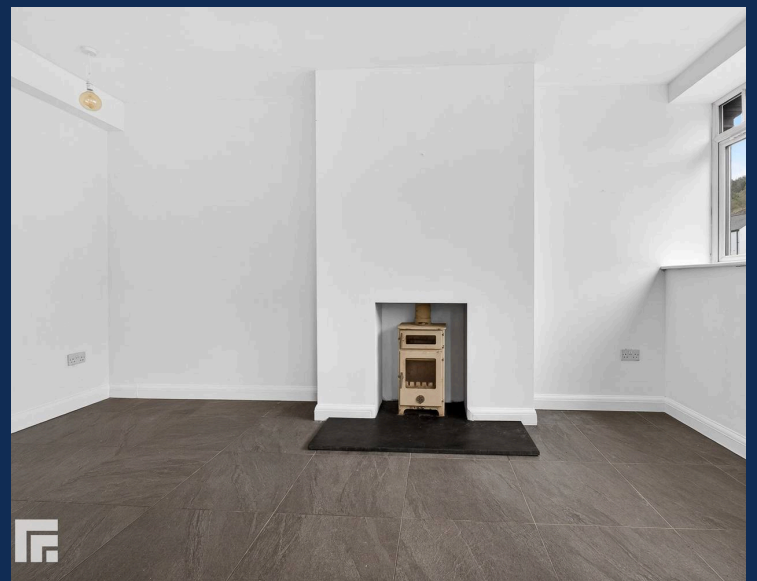
Low level WC, floating wash hand basin and panelled bath with shower over. Tiled splash backs and flooring. Ladder radiator. Extractor fan.

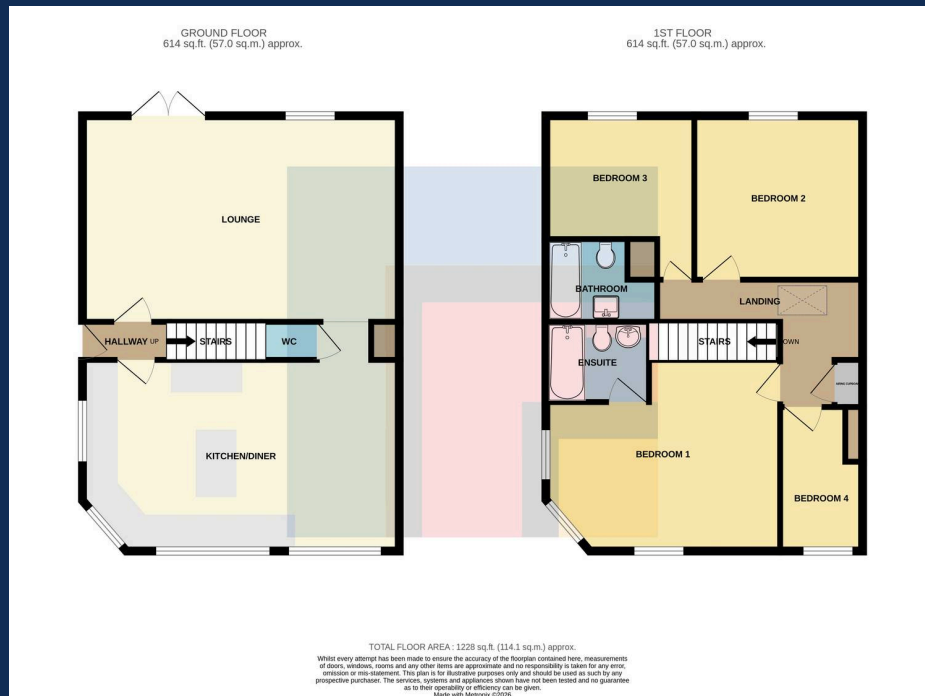
## REAR GARDEN

A large, South-Westerly facing L-shaped rear garden mainly stone chippings with paved pathway to rear lawned area. Enclosed with boundary fence and wall. Outside tap

## ALLOCATED PARKING

Two allocated parking spaces.





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