



Total area: approx. 1228.3 sq. feet



Ground Floor
Approx. 768.7 sq. feet

First Floor
Approx. 459.6 sq. feet

Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
EU Directive 2002/91/EC	
England & Wales	

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9 Cwm Gwynlais,
Tongwynlais, Cardiff
CF15 7HU

Asking Price £435,000
House - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 1228.30 sq ft

Current EPC Rating - C70

Potential EPC Rating - C76

Set in the desirable village of Tongwynlais, this immaculately presented three bedroom detached home is offered to the market for the first time since its construction over 30 years ago. The current owners have lovingly maintained and upgraded the property, creating a warm and inviting home with modern fixtures and beautifully kept interiors. Highlights include a stylish kitchen, updated bathrooms, and a well thought out garage conversion providing a versatile second reception room.

The home boasts generous accommodation including two reception rooms and a conservatory on the ground floor, along with three well-proportioned bedrooms upstairs—one with a luxurious en-suite. Outside, the property continues to impress with a meticulously maintained rear garden, landscaped with a lawn, raised decking, well-stocked borders, and patio—ideal for outdoor living. The front garden and driveway are equally well kept, with ample parking and access to the garage space.

Located within easy reach of the Taff Trail, local amenities, excellent schools, and superb transport links to Cardiff and beyond, this home is an exceptional opportunity for buyers seeking comfort, quality, and location in equal measure.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALLWAY

Spacious and welcoming entrance hall with access to all principal rooms, staircase to the first floor, and a convenient cloakroom/WC.

LOUNGE (FRONT)

4.4m x 3.9m (14'5" x 12'9")

A bright, spacious reception room with a large uPVC window, stylish feature fireplace, papered feature wall, engineered wood flooring, and internal French doors to the dining area.

DINING ROOM (REAR)

3.4m x 2.9m (11'1" x 9'6")

An elegant dining space with engineered wood flooring and access to both the kitchen and conservatory.

CONSERVATORY

3.3m x 3.3m (10'9" x 10'9")

A light-filled third reception area offering views over the rear garden, with radiator and glazed double doors to raised decked patio.

KITCHEN

4.8m x 3.0m (15'8" x 9'10")

A beautifully appointed kitchen fitted with a range of modern wall and base units, contrasting worktops, stainless steel sink with drainer, integrated double oven, microwave, induction hob, under-counter fridge, and large uPVC window overlooking the garden. Access to:

UTILITY ROOM

2.4m x 2.3m (7'10" x 7'6")

Useful additional space with storage units, plumbing for appliances, and door to rear garden.

FAMILY ROOM (FRONT)

2.27m x 4.95m (7'5" x 16'2")

Previously the garage, now converted into a spacious and flexible living space—perfect as a second lounge, playroom or office. Front aspect window.

CLOAKROOM/ WC

0.88m x 1.93m (2'10" x 6'3")

Low-level WC and wash hand basin, positioned off the hallway.

FIRST FLOOR

LANDING

Bright and open, with loft access and doors to all bedrooms and family bathroom.

BEDROOM ONE (FRONT)

4.22m x 3.32m (13'10" x 10'10")

A generously sized principal bedroom with built-in storage, front aspect window, carpeted flooring and door to:

EN-SUITE BATHROOM

2.09m x 2.71m (6'10" x 8'10")

Modern and stylish suite featuring a panelled bath with shower over, WC and wash hand basin.

BEDROOM TWO (REAR)

3.4m x 3.0m (11'1" x 9'10")

Spacious double room with fitted wardrobes, carpeted flooring and rear garden views.

BEDROOM THREE (REAR)

2.8m x 2.3m (9'2" x 7'6")

A larger-than-average single bedroom or ideal home office, with built-in storage, carpeted flooring and rear aspect window.

FAMILY BATHROOM

1.97m x 2.26m (6'5" x 7'4")

Contemporary three-piece suite with bath and shower over, vanity unit with basin, and WC.

OUTSIDE

FRONT

Immaculately kept lawn with a tarmac driveway offering off-road parking and access to the converted garage.

REAR GARDEN

A true highlight—fully enclosed and beautifully landscaped with a well-tended lawn, raised decked seating area, patio, and mature planted borders. Perfect for families, entertaining, or relaxing outdoors. Gated side access to front.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band E



