



Castle Road,
Tongwynlais, Cardiff,
CF15 7JQ



Asking Price
£325,000

3 Bedrooms
House - Semi-Detached

A rare opportunity to acquire this charming three-bedroom semi-detached period home, ideally situated in the heart of the historic village of Tongwynlais. Built in 1921 and owned by the same family since its construction, 24 Castle Road is being offered for sale for the very first time in over a century. The property presents excellent potential to extend and modernise, providing the opportunity to create a superb family home while preserving its original character and charm. Enjoying delightful front and rear gardens, the house is perfectly positioned close to the picturesque Castle Coch, the M4, and excellent transport links. It also lies within catchment for highly regarded primary and secondary schools and is offered to the market with no onward chain.



ACCOMMODATION

DINING ROOM

12'1" x 9'8"

Overlooking the front aspect with carpeted floors, papered walls, textured ceiling with coving, and radiator panel.

Open to:

LOUNGE

12'2" x 12'10"

Overlooking the rear aspect with carpeted floors, papered walls, textured ceiling with coving, gas fire with surround, radiator panel, and sliding door to:

KITCHEN

9'5" x 10'2"

Fitted with a range of wall and base units with contrasting work surfaces over, stainless steel sink with drainer and chrome mixer tap, gas hob with extractor, double and single electric ovens and integrated Neff dishwasher.

LANDING

Reached via carpeted staircase, with doors to all rooms and access to the loft.



Features

- FIRST TIME AVAILABLE ON THE OPEN MARKET IN OVER 100 YEARS
- BUILT IN 1921 AND OWNED BY THE FAMILY SINCE CONSTRUCTION
- SEMI-DETACHED PERIOD HOME
- THREE BEDROOMS
- EXCELLENT POTENTIAL TO EXTEND AND MODERNISE
- DELIGHTFUL FRONT AND REAR GARDENS
- CLOSE TO CASTLE COCH
- CLOSE TO M4 & EXCELLENT TRANSPORT LINKS

BEDROOM ONE

10'11" x 12'7"

Overlooking the front aspect with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one wall, fitted shelving, and radiator panel.

BEDROOM TWO

10'11" x 10'6"

Overlooking the rear aspect with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one wall, and radiator panel.



BEDROOM THREE

9'6" x 10'4"

Overlooking the rear aspect with carpeted floors, papered walls, textured ceiling, fitted wardrobes along one wall, and radiator panel.

SHOWER ROOM

6'6" x 5'7"

A fully tiled three-piece suite comprising pedestal wash basin, low-level WC, and double shower cubicle with chrome mixer shower and radiator panel.

EXTERIOR

The property enjoys delightful front and rear gardens, offering mature planting and excellent potential to extend, (subject to planning). Useful garden outbuildings and green house.

LOCATION

Perfectly positioned close to the village, Castle Coch and the Taff Trail. The property is also within catchment for highly regarded primary and secondary schools and within easy reach of the M4 and the excellent public transport links.

TENURE

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

COUNCIL TAX

Band E

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 922.00 sq ft
- Current EPC Rating:
- Potential EPC Rating:



3 BEDROOMS



1 BATHROOMS

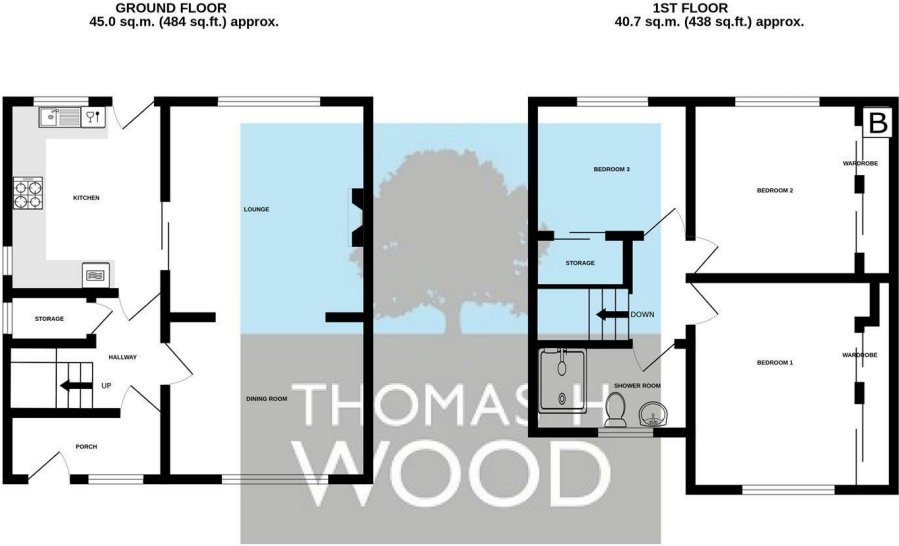


1 RECEPTION ROOMS



ENERGY RATING:





34 BEDROOM SEMI DETACHED 1921

TOTAL FLOOR AREA : 85.6 sq.m. (922 sq.ft.) 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 purchasers. 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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