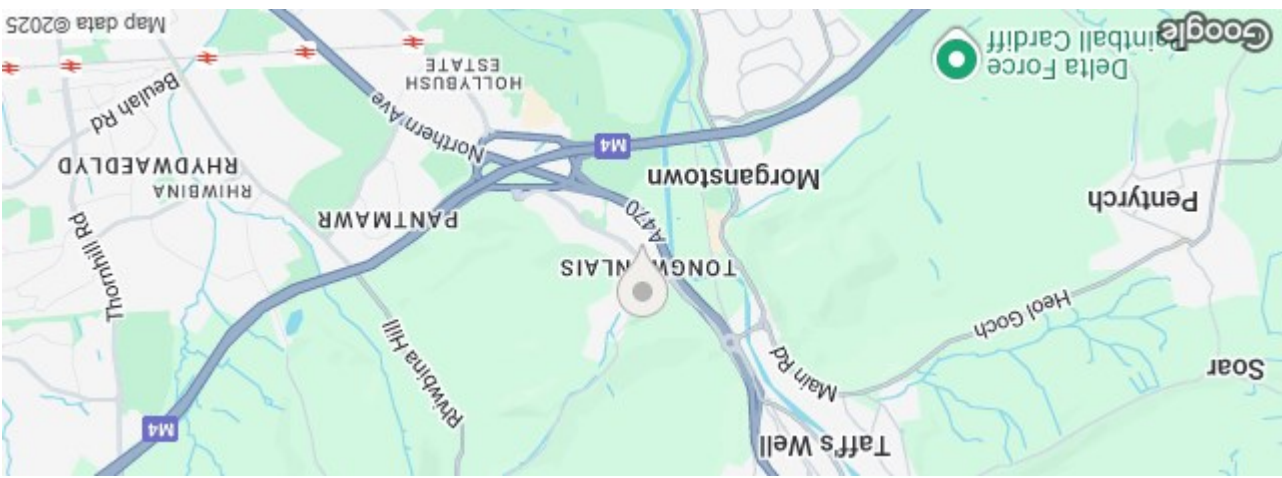




| England & Wales                             |  |           |
|---------------------------------------------|--|-----------|
| EU Directive 2002/91/EC                     |  |           |
| Not energy efficient - higher running costs |  |           |
| G                                           |  |           |
| F                                           |  |           |
| E                                           |  |           |
| D                                           |  |           |
| C                                           |  |           |
| B                                           |  |           |
| A                                           |  |           |
| Very energy efficient - lower running costs |  |           |
| Current                                     |  | Potential |
| 74                                          |  | 82        |



CONTACT

EMAIL

TELEPHONE

WEBSITE

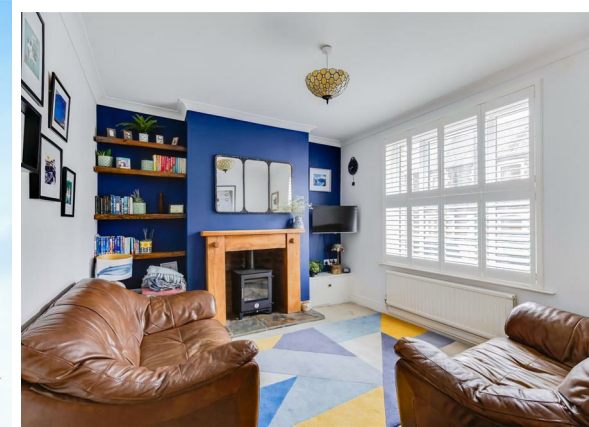
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16 Queen Street,  
Tongwynlais, Cardiff  
CF15 7NL



Asking Price £350,000  
House - Terraced  
3 Bedrooms

Tenure - Freehold  
Floor Area - 1162.50 sq ft  
Current EPC Rating - C74  
Potential EPC Rating - B82



A beautifully presented stone-fronted terraced cottage located in the heart of the picturesque village of Tongwynlais. This charming home offers a delightful blend of period character and modern upgrades, making it an ideal choice for first-time buyers, downsizers, or those seeking a lifestyle within a thriving village community.

The property enjoys an enviable setting just a short stroll from local shops, pubs, scenic woodland walks, Castell Coch, and the nearby golf club. With excellent access to the M4 and A470, Tongwynlais is perfectly positioned for commuters. This well-maintained home benefits from gas central heating, double glazing, and an enclosed rear garden, making it as practical as it is appealing.

Internally, the accommodation comprises an entrance porch, lounge and dining area, a stylish fitted kitchen with integrated appliances, a separate utility room, and a downstairs WC. The first floor offers two spacious double bedrooms and a beautifully updated family bathroom, while the loft has been converted into a generous third bedroom with eaves storage and a rear-facing window.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE PORCH**

Entered via a UPVC front door with stained glass panels. Skirting boards and internal glazed door leading to:

**LOUNGE**

3.86m x 3.40m (12'7" x 11'1")  
Overlooking the front aspect of the property. With carpeted floor, painted walls, smooth ceiling with coving, feature wood-burning stove with tiled hearth and oak surround, and UPVC window with fitted shutters.

**DINING**

4.09m x 3.38m (13'5" x 11'1")  
A versatile reception area with tiled floor, painted walls, smooth ceiling with coving, UPVC window to the side, and bespoke under-stairs fitted storage.

**KITCHEN**

2.80m x 3.58m (9'2" x 11'8")  
Fitted with a range of wall and base units and complementary work surfaces. Includes tiled splashbacks and tiled flooring. Integrated electric double ovens, microwave, gas hob with cooker hood, space for fridge freezer and dishwasher. Composite one-and-a-half bowl sink and drainer. UPVC window to side.

**UTILITY ROOM**

1.64m x 2.01m (5'4" x 6'7")  
Fitted with cupboards and work surfaces. Space and plumbing for

washing machine. Tiled splashback, UPVC door to rear garden, and internal door to WC.

**WC**

0.72m x 1.75m (2'4" x 5'8")  
With low-level WC and wall-mounted wash hand basin. Tiled flooring and partially tiled walls.

**FIRST FLOOR**

**LANDING**

Accessed via a carpeted staircase.

**BEDROOM ONE**

4.99m x 3.38m (16'4" x 11'1")  
A spacious double bedroom with two UPVC windows to the front aspect, carpeted floor, painted walls, smooth ceiling with coving, wooden shutters, radiator, and space for freestanding furniture.

**BEDROOM TWO**

3.53m x 3.17m (11'6" x 10'4")  
A second double bedroom overlooking the rear garden, with carpeted floor, painted walls, UPVC window and radiator.

**BATHROOM**

2.81m x 3.30m (9'2" x 10'9")  
A beautifully updated bathroom suite with panelled bath, shower over, wash hand basin with vanity unit, and low-level WC. Obscure glazed window to side, ceramic tiled floor, partially tiled walls, heated towel rail, radiator, and useful built-in storage cupboards.

**SECOND FLOOR (LOFT ROOM)**

**BEDROOM THREE**

3.51m x 5.08m (11'6" x 16'7")  
A generous loft-converted double bedroom with carpeted floor, painted walls, smooth ceiling, eaves storage, UPVC window to rear, and Velux windows to the roofline.

**OUTSIDE**

**REAR GARDEN**  
Enclosed and well-maintained, bordered by fencing and mature hedgerows. Mainly laid to lawn with paved patio seating areas and rear gate access to the lane.

**TENURE**

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

**COUNCIL TAX**

Band E

