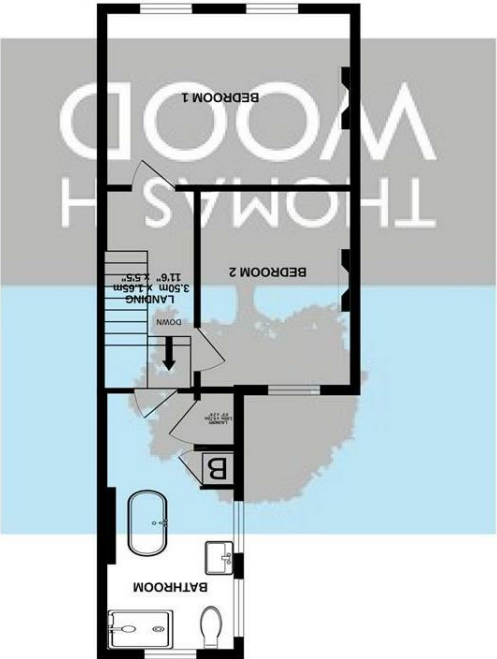


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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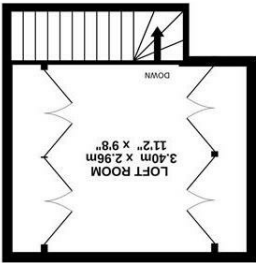
TOTAL FLOOR AREA : 81.0 sq.m. (872 sq.ft.) approx.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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		
EU Directive 2002/91/EC		
England & Wales		

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17 Ironbridge Road,
Tongywnlais, Cardiff
CF15 7NJ

Asking Price £360,000
House - Detached
3 Bedrooms

Tenure - Freehold

Floor Area - 872.00 sq ft

Current EPC Rating - D63

Potential EPC Rating - C75



****TWO BEDROOM DETACHED COTTAGE WITH ATTIC ROOM**** A rare opportunity to purchase this beautifully presented two-bedroom detached cottage in the heart of Tongwynlais, fully refurbished in 2019 to an exceptional standard and a roof replacement in 2024. Offering a thoughtful blend of character charm and modern comforts, the property features two reception rooms, a stylish kitchen, a spacious four-piece bathroom, a versatile loft room, and a garden room—ideal as a home office or studio. Situated on the Taff Trail, you can walk/cycle/run into the city centre/Cardiff bay via the path at the bottom of the road.

Set within a peaceful village location near the historic Castell Coch and woodland walks, the home offers excellent connectivity to Cardiff and beyond, with superb local amenities just a short stroll away.

ACCOMMODATION

ENTRANCE HALL

Entered via a hardwood glazed door into a storm porch with original part-tiled walls, leading to a mosaic tiled hallway with stairs to the first floor and doors to the principal rooms.

LOUNGE

3.25m x 3.80m (10'7" x 12'5")

Front aspect room with engineered oak flooring, large uPVC window with fitted blinds, painted walls, and a feature wood-burning stove with tiled hearth and exposed brickwork. A sliding pocket door adds both character and practicality.

DINING ROOM

3.52m x 3.33m (11'6" x 10'11")

A charming rear-facing reception room with engineered oak flooring, smooth ceiling with coving, uPVC window with fitted blind, and a useful understairs storage cupboard.

KITCHEN

2.77m x 4.43m (9'1" x 14'6")

A beautifully finished kitchen with tumbled limestone tiled flooring, metro brick tile splashbacks, and solid oak worktops. Integrated appliances include fridge/freezer, dishwasher, microwave, and oven. Features a range cooker, vertical radiator, ceramic 1.5 bowl sink, and uPVC windows to the side and rear. Door leads out to the rear garden.

FIRST FLOOR

LANDING

Accessed via a carpeted staircase to a split-level landing with doors to bedrooms and bathroom. Staircase continues to the loft room.

BEDROOM ONE

4.38m x 3.11m (14'4" x 10'2")

A generously sized master bedroom with exposed wood flooring, original fireplace, alcove storage, painted walls, smooth ceiling with coving, and uPVC window to the front.

BEDROOM TWO

2.63m x 3.37m (8'7" x 11'0")

A comfortable double bedroom with stripped wooden flooring, original cast-iron fireplace, alcove shelving and storage, painted walls, and uPVC window to the rear.

BATHROOM

2.09m x 4.38m (6'10" x 14'4")

A stylish and spacious four-piece suite comprising a freestanding bath with chrome handheld shower, separate shower cubicle with glazed screen, pedestal wash basin, and low-level WC. Finished with tiled flooring, painted walls, spotlights, coving, and a uPVC window to the side. Two built-in cupboards—one housing a Worcester combi boiler, the other plumbed for washing machine and tumble dryer.

SECOND FLOOR

LOFT ROOM

3.41m x 4.06m (11'2" x 13'3")

A versatile additional space with carpeted flooring, exposed brickwork, exposed beams, eaves storage, painted walls, and roof window. Ideal as a third bedroom, office, or studio.

OUTSIDE

A well-maintained rear garden with patio seating area, lawn, mature planting, and a garden room—perfect for use as a home office, gym, or workshop. Private and enclosed, offering a peaceful retreat in the heart of the village.

Office pod is fully insulated, heated and has access to WiFi. Constructed using pre-coloured weathered architectural hardwood that's maintenance free.

Side access through to the back of the property via a locked gate. The garden was landscaped in 2019.

TENURE

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

COUNCIL TAX

Band E

