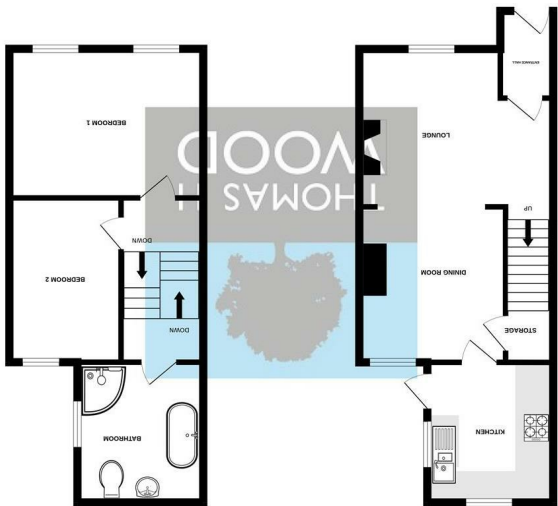


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



1ST FLOOR
37.7 sq.m. (809 sq.ft.) approx.

GROUND FLOOR
37.4 sq.m. (805 sq.ft.) approx.

To book a viewing call 02920 626252

thomashwood.com



Queen Street,
Tongwynlais, Cardiff,
CF15 7NL

A charming and spacious traditional two double bedroom mid-terrace home, ideally located in the heart of Tongwynlais village. The property offers a warm and welcoming feel throughout, featuring a bright open-plan living and dining room with a wood-burning stove, a well-appointed kitchen, and a south-westerly facing rear garden that captures the afternoon and evening sun. Beautifully presented, the property combines traditional character with modern convenience, including double glazing, gas central heating, and a stylish four-piece family bathroom. Tongwynlais remains one of Cardiff's most desirable village settings, offering a friendly community atmosphere, access to the A470 and M4, and proximity to local amenities including shops, a primary school, golf club, and public houses. The scenic Taff Trail and historic Castell Coch are both within easy reach.



ENTRANCE
Approached via a uPVC entrance door leading into a porchway. Wood panelled door providing access to the principal reception room.

LOUNGE AND DINING
22'6" x 15'3"
A generous and inviting open-plan space, ideal for both relaxing and entertaining. Featuring a cast iron wood-burning stove set within a chimney recess with slate hearth and timber mantel above, LVT flooring, windows to the front and rear (front window with half shutters), and under-stairs storage. Staircase leading to the first floor and door to kitchen.

- Features
- Traditional two double bedroom mid-terrace home
 - Bright and spacious open-plan lounge and dining room
 - Modern fitted kitchen and stylish family bathroom
 - South-westerly facing rear garden with patio and lawn
 - Gas central heating and double glazing
 - Sought-after Tongwynlais village location near Castell Coch and the Taff Trail
 - Excellent access to local amenities, the A470 and M4 motorway

KITCHEN
10'1" x 9'0"
Fitted along three sides with a range of wall and base units in a woodgrain finish beneath laminate work surfaces. Stainless steel sink with side drainer, four-ring gas hob with cooker hood and oven below, and integrated fridge freezer. Plumbing for washing machine and wall-mounted 'Worcester' combination boiler. Windows to the rear and side, with door opening onto the garden. Radiator panel.



FIRST FLOOR LANDING
Reached via a full turning staircase, leading to a central landing with access to the part-boarded loft space with lighting via a drop-down ladder.

BEDROOM ONE
15'1" x 10'9"
A spacious principal bedroom with two windows overlooking the front aspect. Radiator panel.

BEDROOM TWO
11'0" x 9'6"
A second comfortable double bedroom with a window overlooking the rear garden. Radiator panel.





OUTSIDE
A delightful rear garden enjoying a south-westerly aspect, ideal for outdoor entertaining and evening relaxation. Featuring a paved seating area, lawn with mature borders, additional patio to the rear, timber storage shed, and gated access to the rear lane.

TENURE
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX
Band E

FAMILY BATH AND SHOWER ROOM
9'4" x 8'11"
A well-proportioned and stylish four-piece suite comprising low-level WC, wash hand basin, freestanding roll-top bath with central taps and shower mixer, and corner shower enclosure. Tiled flooring and splashback walls, chrome heated towel rail, and obscured glass window to the side.



-  2 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: D

- Information
- Tenure: Freehold
 - Council Tax Band: E
 - Floor Area: 808.00 sq ft
 - Current EPC Rating: D
 - Potential EPC Rating: C

