

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.



To book a viewing call 02920 626252

thomashwood.com



Wellington Street,
Tongwynlais, Cardiff,
CF15 7LP

Asking Price
£400,000

This superb three bedroom, plus study cottage has been thoughtfully upgraded throughout, blending traditional charm with modern comfort and versatility. The current owners have transformed the property and also have approved planning for a superb side and rear extension, plus a driveway with two car parking spaces that will further enhance this wonderful home. (Planning Reference -24/00968/HSE) Tongwynlais is a highly regarded village community on the northern edge of Cardiff, offering excellent access to the A470 and M4, convenient local shops, the Taff Trail, and the picturesque Castell Coch woodlands — all whilst remaining close to the excellent public transport links, highly regarded schools and the excellent local amenities.

The accommodation comprises entrance porch, lounge, family dining room, modern fitted kitchen, rear lobby, and a stylish ground floor shower room. To the first floor are three bedrooms, a study and a separate WC. The property also benefits from a beautifully landscaped south-westerly facing rear garden with a versatile garden room — ideal as a home gym, office, or studio. Viewings are strongly recommended.



ACCOMMODATION

GROUND FLOOR

ENTRANCE

Entered via uPVC front door into porch with glazed internal door to:

LOUNGE

12'11" x 15'7"

Overlooking the front aspect with laminate flooring, painted walls and radiator with TRV. Feature wood-burning stove with slate hearth and oak beam mantel. Double glazed uPVC window to front. Stairs to first floor. Glazed door to family dining room.

FAMILY DINING ROOM

10'2" x 13'0"

Continuation of laminate flooring, feature original fireplace, painted walls and smooth ceiling. Double glazed uPVC window to front with fitted blind, vertical radiator. Open to the kitchen.

KITCHEN

13'4" x 9'10"

A modern fitted kitchen with a range of wall and base units and contrasting work surfaces over. Four-ring gas hob with electric oven and extractor hood above. Integrated dishwasher, washing machine and fridge freezer. Laminate flooring, double glazed uPVC window to side. 'Stable' door to:



Features

- SEMI-DETACHED
- THREE BEDROOMS
- STYLISH OPEN-PLAN KITCHEN & FAMILY DINING SPACE
- MODERN GROUND FLOOR SHOWER ROOM & FIRST-FLOOR CLOAKROOM
- BEAUTIFULLY PRESENTED THROUGHOUT WITH QUALITY FINISHES
- ATTRACTIVE SOUTH-WESTERLY FACING REAR GARDEN WITH GARDEN ROOM
- SOUGHT-AFTER VILLAGE LOCATION COSE TO LOCAL SHOPS, TAFF TRAIL, AND CASTELL COCH

REAR ENTRANCE LOBBY

3'11" x 7'4"

A useful space with tiled floor, painted walls and radiator with TRV. Partially glazed uPVC door to garden, glazed roof lantern providing natural light. Door to:

BATHROOM

5'2" x 8'3"

A modern and beautifully appointed ground floor shower room comprising low-level WC, wall-mounted wash basin vanity unit with chrome mixer tap, double shower enclosure with glazed screen and chrome mixer shower. Chrome towel radiator, tiled walls, recessed shelving, glazed roof lantern, and spotlights.



FIRST FLOOR

Accessed via open staircase with light tunnel to:

LANDING

Accessed via open staircase with light tunnel, to carpeted landing with doors to all . rooms.

BEDROOM ONE

9'2" x 12'9"

Overlooking the front aspect with stripped wood flooring, painted walls, and smooth ceiling with coving. Radiator with TRV, and double-glazed uPVC window to front.

BEDROOM TWO

9'3" x 12'10"

A generous second double bedroom with stripped wood flooring, painted walls, smooth ceiling, radiator, and double-glazed uPVC window.

BEDROOM THREE

10'7" x 6'6"

Rear aspect, stripped wood flooring, painted walls, smooth ceiling with coving, radiator panel with TRV, double glazed uPVC window overlooking the rear garden. Cupboard housing modern Viessmann combination boiler.

OFFICE/STUDY

5'0" x 10'2"

Stripped wood flooring, painted walls, smooth ceiling, radiator with TRV, and double-glazed uPVC window to front.

WC

2'9" x 3'9"

Low-level WC, wall-mounted wash basin, brick-style tiled walls, and laminate flooring.

OUTSIDE

REAR GARDEN

A beautifully presented south-westerly facing garden with paved patio, lawned area, and raised decking leading to the garden room. Enclosed by fencing with gated access and garden shed.

GARDEN ROOM

25'8" x 12'8"

A superb, versatile space with electric heating, lighting, and double glazed windows and doors. Stud partition currently creates two distinct areas, currently used as a home gym and craft/sitting room. Water, waste, & power services run to cabin.

PLANNING PERMISSION

Planning granted for a double side & rear extension to build above the bathroom and planning includes the cabin at the rear of the garden.

Ref. No: 24/00968/HSE

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: 1365.70 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B



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