

Guide Price
£525,000

Castle Road,
Tongwynlais, Cardiff,
CF15 7JQ

THOMAS H WOOD

4 Bedrooms
House - Townhouse

A beautifully presented four-bedroom semi-detached townhouse located within a peaceful gated mews development in the heart of the ever-popular village of Tongwynlais. Perfectly suited to modern family life, the property offers generous living space, excellent versatility and immediate access to wonderful outdoor surroundings. The property has been thoughtfully enhanced in recent years with a rear extension to create an open plan kitchen/diner and family room, together with the installation of a modern air source heat pump, creating a stylish, energy efficient and future ready home. Arranged over four floors, the property provides spacious and highly adaptable accommodation designed to evolve with the needs of a growing family. At the heart of the home is the stunning extended kitchen/diner and family room which has been designed as a bright and sociable space. Bi-folding doors, a roof lantern and picture window flood the room with natural light while creating a wonderful connection between the house and the garden. Beyond the rear garden lies one of the property's most special features. Approximately one acre of beautifully maintained communal land incorporating orchard trees, open lawns and mature woodland. This unique shared space creates a wonderful natural playground where children can explore, play and enjoy the outdoors while families benefit from a rare sense of space and countryside living.



Tongwynlais remains one of North Cardiff's most desirable village communities, offering a wonderful blend of countryside surroundings and convenient access to the city. The area is particularly popular with families thanks to its highly regarded primary school, excellent secondary school options nearby and the wealth of outdoor activities on the doorstep including the Taff Trail and the historic Castell Coch. Viewings are highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

5'7" x 8'9"

Welcoming entrance hall providing access to the principal ground floor accommodation and finished with oak flooring, smooth plastered walls and ceiling.



Features

- FOUR BEDROOM SEMI-DETACHED TOWNHOUSE
- REAR EXTENSION CREATING SUPERB FAMILY ROOM & NEW KITCHEN IN 2023
- AIR SOURCE HEAT PUMP INSTALLED IN 2025
- BALCONY WITH ELEVATED WOODLAND VIEWS
- PRIVATE ENCLOSED REAR GARDEN WITH ACCESS TO COMMUNAL ORCHARD & WOODLAND
- GATED OFF-ROAD PARKING WITH ELECTRIC VEHICLE CHARGING POINT
- INTEGRAL GARAGE

UTILITY/ STUDY

13'8" x 10'2"

Versatile rear aspect room offering excellent flexibility as a home office, gym, snug, or playroom, finished with tiled flooring, smooth plastered walls and ceiling. Cupboard housing the renewed hot water cylinder and providing useful additional storage.


TOYS




TOYS



GROUND FLOOR WC
3'1" x 4'3"
Modern cloakroom comprising WC and wash hand basin vanity unit, finished with contemporary flooring, tiled splashbacks and smooth plastered ceiling.

GARAGE
9'7" x 19'9"
Integral garage providing excellent storage and offering potential for conversion if desired, subject to the necessary permissions.

FIRST FLOOR

LOUNGE
14'0" x 14'2"
Bright and spacious front aspect reception room creating a comfortable family living space with French doors opening onto the balcony, finished with oak flooring, smooth plastered walls with wall lighting and smooth ceiling.

KITCHEN
14'0" x 10'4"
Beautifully appointed and renewed kitchen incorporating a range of wall and base units with granite work surfaces over, integrated fridge and freezer, wine fridge, dishwasher and electric hob with extractor over a double oven, finished with tiled flooring, smooth plastered walls and ceiling. Open plan to;

FAMILY ROOM
14'0" x 10'10"
Superb rear extension completed in 2023 creating a stunning family and dining space designed for modern living, enjoying excellent natural light from a roof lantern, folding doors and picture window while providing direct access to the rear garden.

SECOND FLOOR

BEDROOM ONE
14'0" x 14'2"
Generous front aspect double bedroom with fitted wardrobes, finished with fitted flooring, smooth plastered walls and ceiling.

BEDROOM THREE
9'9" x 10'4"
Rear aspect bedroom enjoying pleasant views towards the garden and communal land beyond, finished with carpeted flooring, smooth plastered walls and ceiling.

FAMILY BATHROOM
5'5" x 10'4"
Stylish modern suite comprising panelled bath with shower over, WC and wash hand basin vanity unit, finished with contemporary tiling and underfloor heating.



4 BEDROOMS

3 BATHROOMS

2 RECEPTION ROOMS

ENERGY RATING: C

Information

- Postcode: CF15 7JQ
- Tenure: Freehold
- Council Tax Band: F
- Floor Area: 1854.50 sq ft
- Current EPC Rating: C
- Potential EPC Rating: B

THIRD FLOOR

BEDROOM TWO
14'4" x 14'0"
Spacious front aspect double bedroom finished with carpeted flooring, smooth plastered walls and Velux windows.

BEDROOM FOUR
10'4" x 9'1"
Rear aspect bedroom enjoying views towards the garden and communal land, finished with carpeted flooring, smooth plastered walls and ceiling with useful fitted storage to the eaves.

SHOWER ROOM
3'10" x 12'4"
Modern shower room comprising walk in shower, WC and wash hand basin vanity unit, finished with fully tiled walls and floor and underfloor heating.

OUTSIDE

FRONT
Gated approach providing off road parking together with electric vehicle charging point in a dedicated space and access to the garage.



REAR GARDEN
Private enclosed rear garden providing a wonderful outdoor space ideal for relaxing and entertaining with direct access to the communal grounds beyond.

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

COUNCIL TAX
Band F









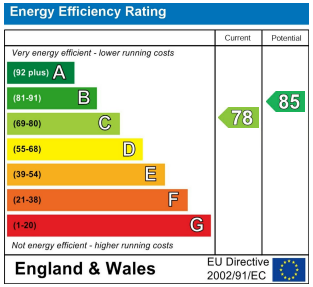








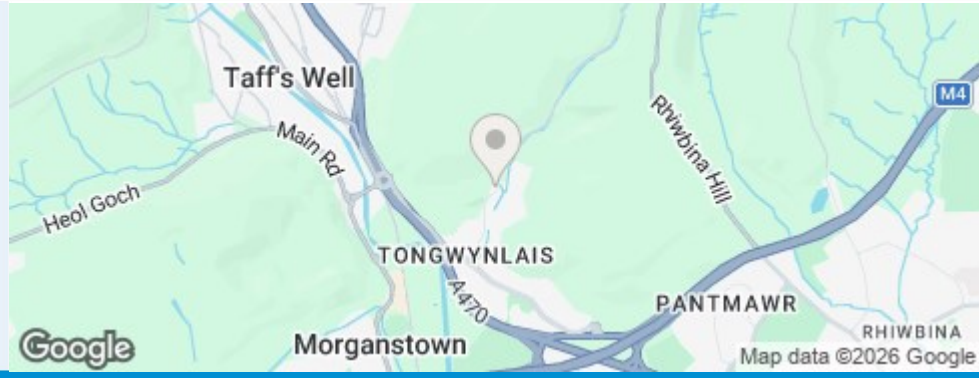
Total area: approx. 1854.5 sq. feet



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

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Thomas H Wood



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