

# Railway Terrace

TONGWYNLAIS, CARDIFF, CF15 7NR

£225,000

Hern &  
Crabtree





# Railway Terrace

Set within the sought after village of Tongwynlais, this two bedroom mid terrace home offers generous living space arranged across three floors and enjoys a private garden with elevated views towards the surrounding hills.

The house opens into a spacious open plan living and dining room where laminate flooring runs throughout and sliding doors connect the living space with the garden beyond, allowing natural light to move easily through the ground floor. The adjoining kitchen sits to the front of the house and is arranged in a practical V shaped layout with a range of fitted units, cooking appliances and space for further appliances.

Upstairs, two bedrooms are arranged on the first floor. The principal bedroom overlooks the rear garden and benefits from two windows and built in shelving set either side of the chimney breast. A second bedroom sits to the front alongside the family bathroom. The bathroom includes a bath with shower above, wash basin and WC.

The second floor provides a further room with skylights to both the front and rear and useful storage within the eaves.

Tongwynlais is one of the most desirable villages on the northern edge of Cardiff, known for its character cottages, village atmosphere and immediate access to the countryside. Castell Coch and the surrounding woodland of Fforest Fawr provide beautiful walking routes only moments away, while the Taff Trail offers direct cycling and walking access into Cardiff city centre. The village itself has a range of independent cafés, local shops, a well regarded primary school and welcoming pubs. Excellent road links via the A470 and M4 make commuting straightforward, while Cardiff city centre and Cardiff University are within easy reach.

Outside, the property has a small paved forecourt garden enclosed by iron railings. The rear garden has been arranged across two levels with a paved patio area leading to a lawn and a further raised section with shrubs and a garden shed.

- Two bedroom mid terrace home arranged over three floors
- Separate fitted kitchen with integrated oven and gas hob
- Second floor loft room with skylights and eaves storage
- Enclosed rear garden with patio, lawn and raised planting area
- Excellent access to the A470, M4 and Cardiff city centre
- Open plan living and dining room with sliding doors to garden
- Two first floor bedrooms and family bathroom
- Wooden flooring through much of the property
- Village setting on the edge of Cardiff with countryside walks nearby



**993.00 sq ft**

### Entrance Hall / Living and Dining Room

The property is entered via a wooden front door leading directly into a spacious open plan living and dining room. This bright and versatile reception space features laminate flooring, recessed ceiling lights to both the living and dining areas, a vertical radiator and a further standard radiator. A large built in storage cupboard provides useful additional storage. The living room benefits from a double glazed obscure window to the side and double glazed sliding patio doors which open directly onto the rear garden.

### Kitchen

The kitchen is accessed from the dining area and is arranged in a V shaped layout. It has double glazed windows to the front aspect, laminate flooring and work surfaces with tiled splashbacks, and a range of wall and base units. Appliances include a four ring gas hob with integrated electric oven and grill. There is a stainless steel sink and drainer, space and plumbing for a dishwasher and space and plumbing for a washing machine.

### First Floor Landing

Stairs rise from the living space to the first floor landing which has a double glazed window to the side, coved ceilings and a solid wooden banister. Stairs continue to the second floor.

### Bedroom One

A double bedroom positioned to the rear of the property with two sets of double glazed windows overlooking the garden. The room features laminate flooring, coved ceilings, a radiator and built in shelving on either side of the chimney breast.

### Bedroom Two

Located at the front of the property with double glazed windows to the front aspect. The room includes laminate flooring, a radiator, coved ceilings, built in shelving and a built in cupboard. The built in cupboard houses the combi boiler.

### Bathroom

The bathroom includes a double glazed window to the front, tiled walls, wooden flooring, bath with integrated shower, wash hand basin, WC and radiator.

### Loft Room

Situated on the second floor with wooden flooring and double glazed skylights to the front and rear which allow natural light throughout the space. There is storage within the eaves and a wooden banister.

### Outside

To the front of the property there is a small paved yard with iron railings and an iron gate leading to the pavement.

The rear garden begins with a large paved patio area directly outside the house. A wall runs along the left and fencing runs along the right. Beyond the patio is a lawned area with a stone retaining wall and steps leading up to a further raised section of garden with shrubs and a garden shed. The rear of the property also benefits from an external cold water tap and external electric points.

### Disclaimer

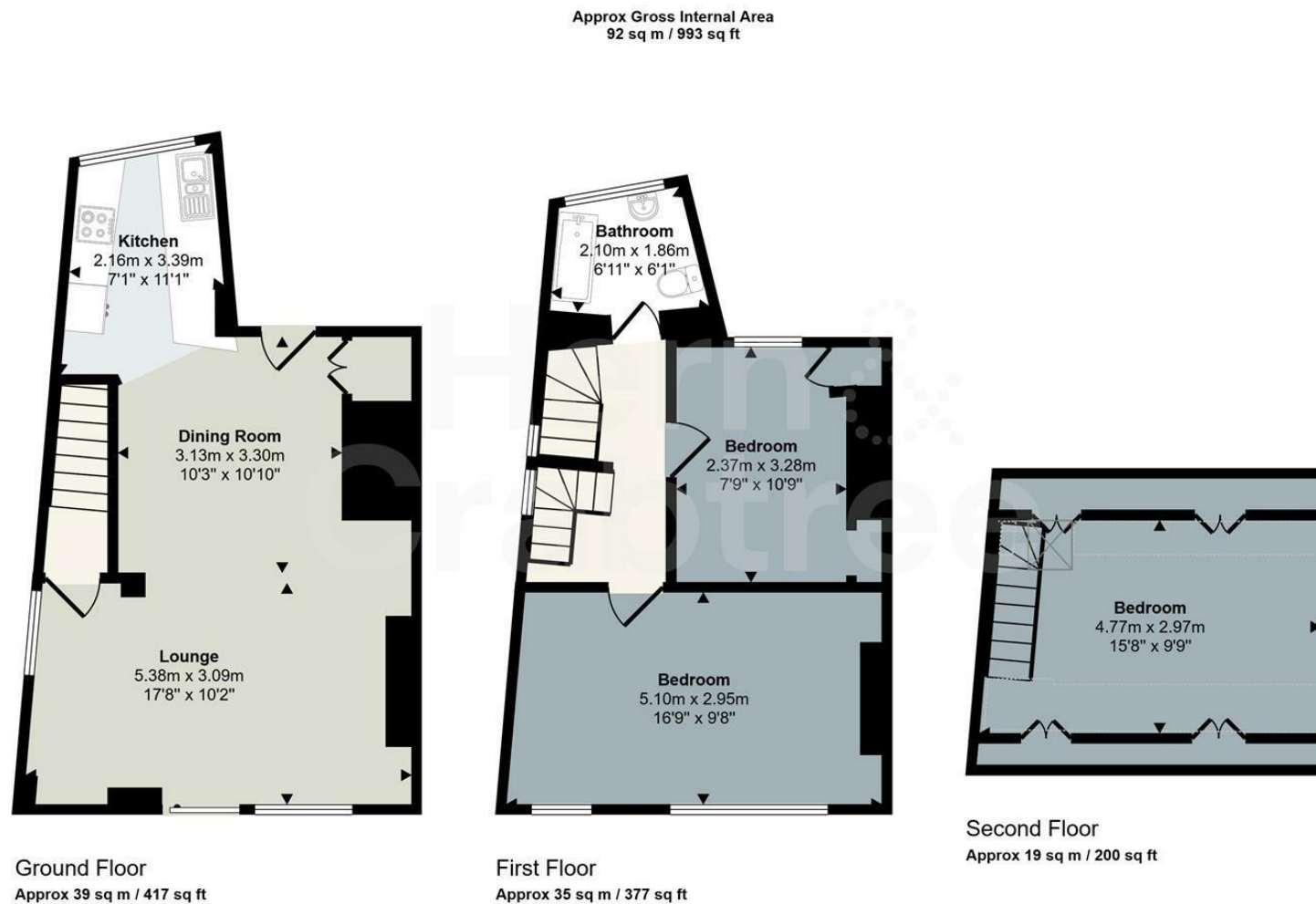
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.









| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.





# Hern & Crabtree

02920 620 202



heath@hern-crabtree.co.uk



hern-crabtree.co.uk



304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.