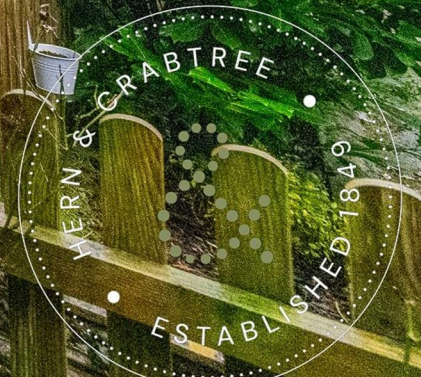


Castle Road

TONGWYNLAIS, CARDIFF, CF15 7JR

GUIDE PRICE £400,000

**Hern &
Crabtree**



Castle Road

Set within the historic and picturesque village of Tongwynlais, this beautifully presented semi detached cottage offers a rare opportunity to enjoy village living at the edge of Cardiff while remaining exceptionally well connected. Behind its charming exterior lies a home of warmth and character, where stone floors, a working fireplace and considered detailing create spaces that feel both grounded and welcoming.

The flow of the ground floor is ideal for everyday living and entertaining, with the living room opening directly onto a raised deck that draws the surrounding greenery into the home. The kitchen dining room forms the heart of the property, thoughtfully arranged around a central island and finished with marble work surfaces and integrated appliances, balancing practicality with understated elegance. Upstairs, three well proportioned bedrooms and a neatly finished bathroom provide comfortable accommodation, with leafy side aspects reinforcing the sense of privacy and calm.

Outside, the gardens are set within 0.24 acres (0.096 hectares) which includes a parcel of land to the front and unfolds across multiple levels offering areas for seating, storage and recreation, while a summer house and double garage add further versatility.

Tongwynlais is celebrated for its village atmosphere, independent public houses and proximity to Castell Coch and the Taff Trail, offering miles of scenic walks and cycle routes. The area is well served by local schools, with excellent road links via the A470 providing swift access into Cardiff city centre, Pontypridd and beyond. Regular bus services operate nearby, making this an ideal location for those seeking a quieter pace without sacrificing connectivity.



1086.00 sq ft

Entrance Hall

The property is entered via a solid composite door with glazed panels to the upper and lower sections, opening into an inviting hallway laid with natural stone flooring that continues throughout the ground floor. Stairs rise to the first floor, with a radiator positioned neatly to one side.

Cloakroom

Located off the hallway is a useful ground floor cloakroom, fitted with a WC and wash hand basin. An obscure glazed window to the front provides natural light while maintaining privacy. Finished with stone flooring and a radiator.

Living Room

The living room is a comfortable and characterful space with stone flooring, coved ceilings and a traditional picture rail. A working fireplace forms a central focal point, set within a stone surround and hearth. Built in cupboards and shelving provide both storage and display space. A large sliding patio door opens directly onto the raised decked seating area, allowing a strong connection between indoor and outdoor living.

Kitchen Dining Room

Accessed via an open archway from the living room, the kitchen, and dining room is fitted with a range of wall and base units topped with quartz work surfaces. A central breakfast island provides additional workspace and informal seating. The kitchen features a ceramic sink with a carved drainer, an integrated fridge, an integrated oven and grill, five ring hob, and an integrated microwave-oven and warming drawer. Recessed lighting enhances the space, with windows to the side elevation and a radiator. A small pantry cupboard offers further storage.

Rear Corridor and Utility Room

A short set of steps leads down to a rear corridor with access to the side of the property via a composite door with glazed panels. The adjoining utility room is fitted with a laminate work surface, ceramic sink, vertical radiator, retractable double washing line and space for a washing machine, tumble dryer and a large fridge freezer. A window to the side provides natural light.

First Floor Landing

The landing is brightened by a window to the side elevation and gives access to all first floor rooms. Wooden flooring continues throughout this level.

Bedroom One

A well proportioned double bedroom with windows to the side, wooden flooring, radiator and built in wardrobe.

Bedroom Two

Another double bedroom featuring windows to the side, radiator, coved ceiling and built in storage.

Bedroom Three

Currently arranged as a study, this room offers flexibility as a third bedroom or home office. Features include a window to the side, wooden flooring and a radiator.

Bathroom

The bathroom is finished with tiled flooring and fully tiled walls, and comprises a bath with integrated shower, wash hand basin, WC and heated towel rail. A window to the side elevation provides ventilation and natural light.

Gardens and Outside Space

To the front of the property is a lawned garden with a raised decked seating area accessed directly from the living room, enjoying views towards the surrounding woodland. To the side is a paved garden area housing a summer house, with additional storage provided by a shed. A double garage is located further down the plot, accessed via the lower section of the garden. The rear garden rises gently behind the property and is laid predominantly to paving, bordered by a substantial retaining wall, with the garden continuing beyond. An external cold water tap is also provided. The gardens are set within 0.24 acres (0.096 hectares) which includes a parcel of land to the front and unfolds across multiple levels.

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.

Additional

Council Tax Band E - Central Heating Type LPG - Connected To Mains Electric

LPG - combi boiler. Auto-refill through Flogas - Private septic tank (located in the woods) shared with neighbours and Forest Cafe. Forest Cafe manages the emptying. Private water supply fed from a borehole located in the forest. Forest Cafe has generally been maintaining the supply. Satellite TV (i.e. Sky TV) Broadband via fibre optic. Broadband speed at the property- 818.2mbps

Google Map Directions

Follow this link to the property:

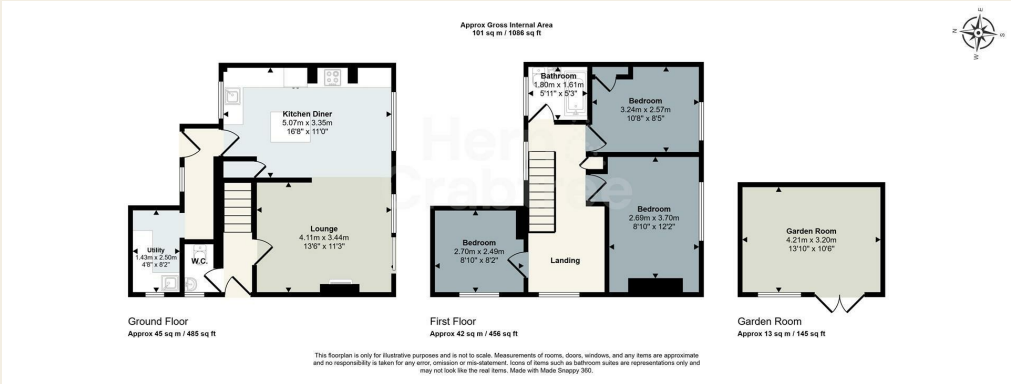
<https://maps.app.goo.gl/HdQnYV7zw8fnDcM77>



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



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		



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