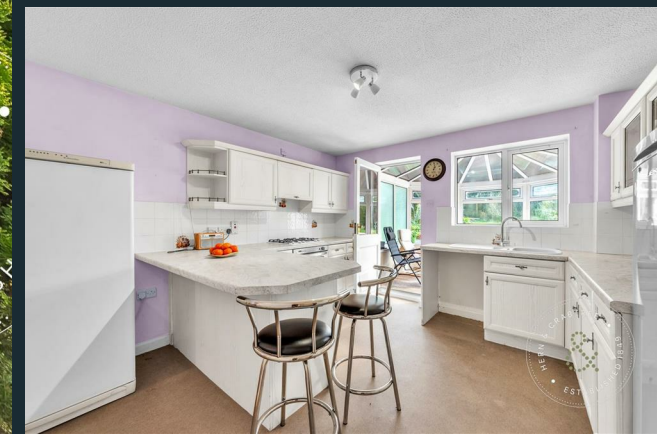


Maes y draenog, Tongwynlais

Guide Price £475,000

**Hern &
Crabtree**



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

Key Features

- Sold with no onward chain
- Planning permission granted for single storey rear extension to replace conservatory
- Semi-circular conservatory with garden access
- Living room with fireplace and marble mantel
- Four-bedroom detached family home located in Tongwynlais
- Two bathrooms including en-suite and downstairs WC
- Open plan kitchen with integrated appliances
- Front and South Facing rear garden with mature planting

Set in the peaceful and sought-after enclave of Maes Y Draenog, Tongwynlais, Cardiff, this detached family home combines generous living spaces with thoughtful layout and character features and will be sold with no onward chain.

The interiors unfold naturally from a welcoming hallway to a formal dining room at the front, a comfortable living room with electric fireplace and patio access, and a kitchen flowing into a semi-circular conservatory. Four bedrooms, including a master with ensuite, provide flexible accommodation, complemented by a family bathroom and ample storage throughout.

The property is positioned within reach of Castle Coch, local amenities, including independent shops and eateries, as well as outdoor spaces such as Tongwynlais Playing Fields and the scenic surroundings of the Taff Trail. Well-regarded schools are nearby. The location also benefits from convenient access to the M4 and excellent transport links into Cardiff city centre via road and rail. The gardens, front and South facing rear, provide a quiet, tranquil outdoor setting with paved areas, lawn, mature plantings, and practical sheds.

This home also benefits from granted planning permission for a single storey rear extension to replace the conservatory.

Approx 1220.00 sq ft



Approx Gross Internal Area
113 sq m / 1220 sq ft



Ground Floor
Approx 62 sq m / 663 sq ft

First Floor
Approx 52 sq m / 557 sq ft

Denotes head height below 1.5m

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.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 92 | 92 |
| (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 | |