

Castell Coch View

TONGWYNLAIS, CARDIFF, CF15 7LA

GUIDE PRICE £260,000

**Hern &
Crabtree**



Castell Coch View

Nestled in the highly sought-after location of Castell Coch View in Tongwynlais, this beautiful two-bedroom mid-terrace home offers a perfect blend of rural charm and modern convenience. Boasting stunning views across the surrounding countryside, the property provides a peaceful retreat while still being within easy reach of the local amenities in Tongwynlais village. The Taff Trail, ideal for leisurely walks and cycling, is just a stone's throw away, and the historic Castell Coch is within close proximity, adding a touch of history to your everyday surroundings.

This well-presented home features a bright and spacious interior, with two generously sized bedrooms, perfect for couples or small families. The enclosed rear garden is a true highlight, offering a tranquil space to relax and enjoy the scenic views. To the front of the property, there is off-street parking, providing convenience for residents and visitors alike.

With its ideal location, breathtaking views, and well-maintained features, this property is sure to appeal to those seeking a peaceful yet accessible place to call home. Don't miss the opportunity to view this exceptional property.

- Mid Terrace
- Sought after location
- Well presented
- Off street parking
- EPC -
- Two bedrooms
- Views of Castell Coch
- Enclosed rear garden
- Near Village amenities and Taff Trail
- Council Tax Band - D



629.00 sq ft

Entrance Porch

2'10 x 2'10

Entered via a composite door with obscure glazed panel. Wood laminate flooring.

Living Room

13'10 max x 12'11

Stairs to the first floor, under stair storage space, coved ceiling, wood laminate flooring. Radiator. Double glazed bay window to the front. Dado rail. Leads through to the kitchen.

Kitchen Diner

13'11 x 9'8

Double glazed window to the rear, double glazed patio door to the rear, views towards Castell Coch. Wall and base units with laminate work tops over, stainless steel sink and drainer. Integrated four ring 'Bosch' induction hob. Combination oven and grill. Tiled splash back. Integrated washing machine. Laminate flooring, coved ceiling.

First Floor

Stairs rise up from the living room.

Landing

Dado rail, loft access hatch. Cupboard housing the combination boiler. Doors to:

Bedroom One

13'7 x 12'7

Double glazed windows to the front, coved ceiling, radiator.

Bedroom Two

10'4 x 8'0

Double glazed window to the rear, radiator, coved ceiling.

Bathroom

5'6 x 6'7

Double obscure glazed window to the rear. Bath with integrated shower, tiled splash back. WC, wash hand basin, heated towel rail. Tiled flooring.

External

Front

Paved driveway providing off street parking, flower bed to the side.

Rear Garden

Tiered garden with views of Castell Coch, paved area, decked tier, further graveled tier. Timber fencing. Raised flowerbeds. Door to storage cupboard.

Additional Information

We have been advised by the vendor that the property is Freehold.

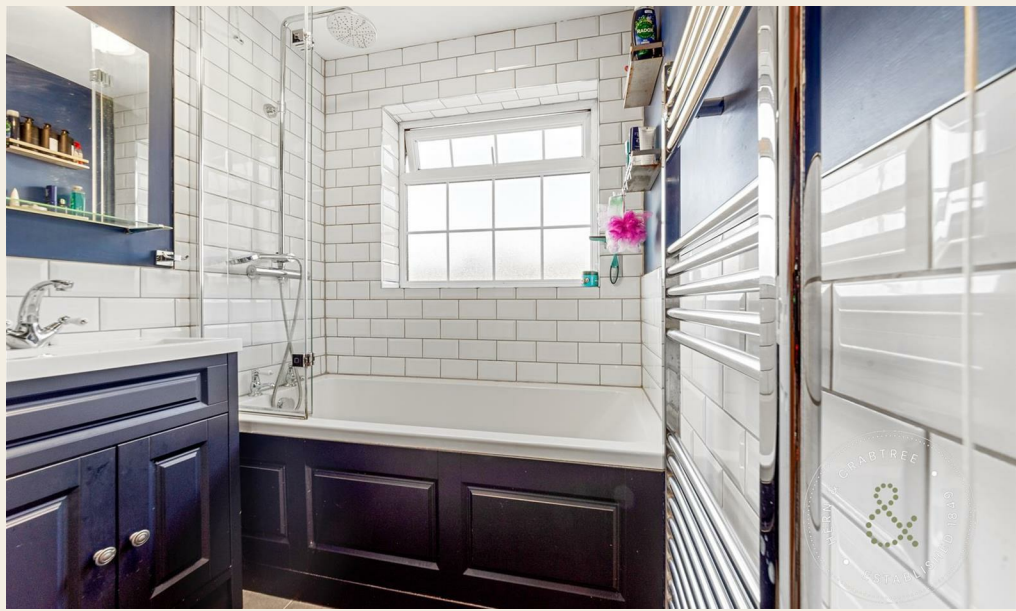
EPC -

Council Tax Band - D

Disclaimer

The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or

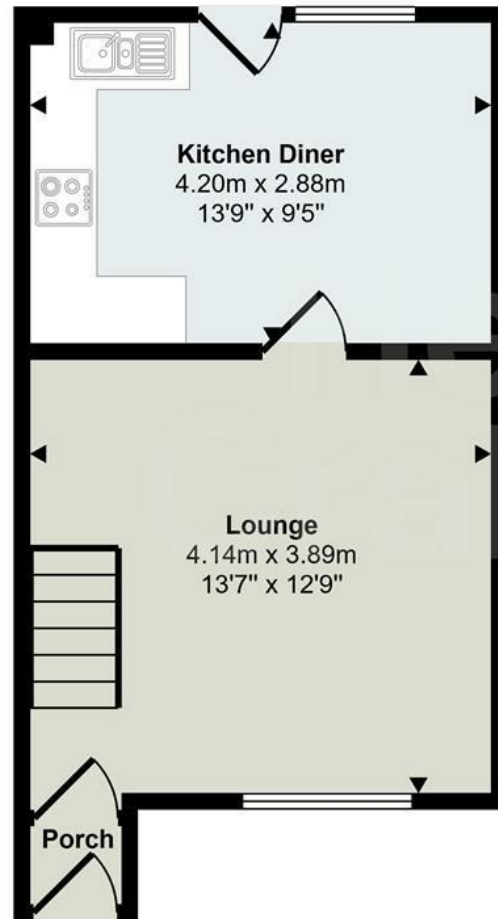
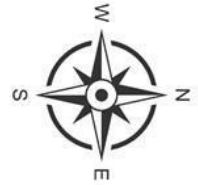
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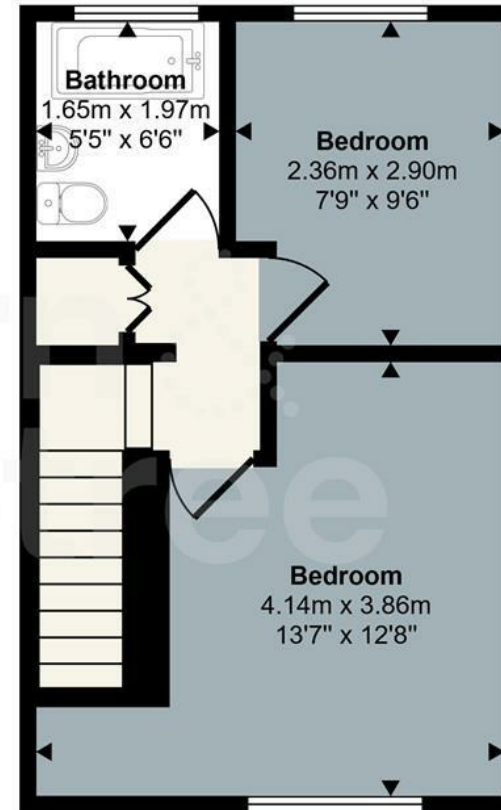




Approx Gross Internal Area
58 sq m / 629 sq ft



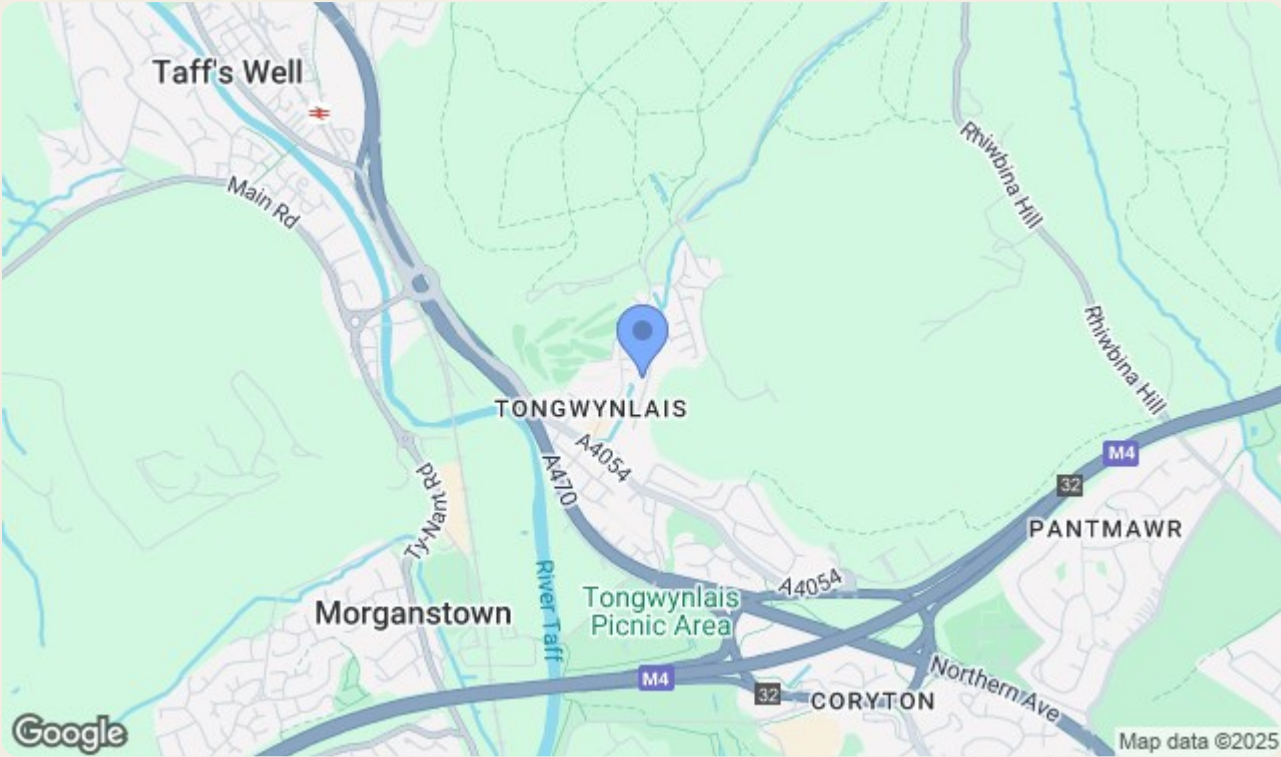
Ground Floor
Approx 30 sq m / 320 sq ft



First Floor
Approx 29 sq m / 308 sq ft

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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