

# Merthyr Road

TONGWYNLAIS, CF15 7LF

GUIDE PRICE £350,000

Hern &  
Crabtree



# Merthyr Road

This property benefits from No Onward Chain !

Set within the historic village of Tongwynlais, this thoughtfully arranged terraced home offers a considered balance of character and practicality, extending across three floors to create a flexible and engaging living environment.

The ground floor unfolds with a welcoming entrance hall leading into a living room centred around a wood burning stove, creating a natural focal point for quieter evenings. To the rear, the kitchen is bathed in natural light from skylights above and French doors that open directly onto the garden, establishing a strong connection between indoor and outdoor spaces.

Upstairs, the first floor provides three well proportioned bedrooms alongside a bathroom, while the second floor introduces a more adaptable layout with an open study or sitting area leading through to the principal bedroom, offering a degree of separation suited to modern living.

This property benefits from a large square footage, offering one of the largest plots within this row. Unrestricted on-street parking directly outside of the property, this non permit on road parking ensures easy access for visiting family and friends.

Tongwynlais is a village rich in heritage, set on the northern edge of Cardiff and framed by woodland and the Taff Trail. Castell Coch sits prominently above the village, while nearby walks through Fforest Fawr and along the River Taff offer immediate access to green space. Local amenities include independent shops, cafés and public houses, with further facilities in Whitchurch and the wider Cardiff area. The property is well placed for access to the A470 and M4, providing convenient routes into Cardiff city centre and beyond. The bus stop is located just yards from the property, providing fast links into Cardiff City Centre. The new metro station also provides quick links to Cardiff and London. Well regarded local schools and regular public transport links further enhance its appeal.



# 1680.00 sq ft

## Entrance Hall

Door to the front. Obscure window to the front. Radiator. Stairs rising to the first floor. Wood flooring. Door leading into the living room.

## Living Room

Double glazed sash window to the front. An additional double-glazed door providing access to the front (if desired). Chimney breast with wood-burning stove. Radiator. Wood flooring. Opening through to the kitchen.

## Kitchen / Dining Room

Double glazed French doors opening onto the rear garden. Double glazed window to the rear. Two skylight windows. Fitted with a range of wall and base units with wooden worktops. Twin Belfast sink with mixer tap. Space for gas cooker. Plumbing for washing machine, tumble dryer and dishwasher. Space for fridge freezer. Worcester gas combination boiler. Tiled flooring.

## First Floor Landing

Radiator. Stairs rising to the second floor.

## Bedroom Two

Double glazed PVC sash window to the front. Radiator.

## Bedroom Three

Double glazed PVC sash window to the front. Radiator.

## Bedroom Four / Office

Front facing double glazed window. A versatile room currently utilised as a home office, equally suited as a bedroom, nursery or dressing room.

## Bathroom

Double glazed obscure window to the rear. Suite comprising WC, wash hand basin and bath with shower from mixer tap. Separate shower quadrant with plumbed shower. Heated towel rail. Shaver point. Extractor fan. Part tiled walls. Tiled flooring. Spotlights.

## Second Floor Landing / Office Area

Double glazed skylight window to the front. Radiator. Open plan office or sitting area with balustrade. Door leading to the principal bedroom.

## Principle Bedroom

Front and rear facing windows creating a wonderfully bright dual aspect room. A substantial principal bedroom occupying the entire second floor with excellent proportions, fitted carpeting and ample room for seating and storage areas. A superb loft conversion creating a calm and private retreat within the home.

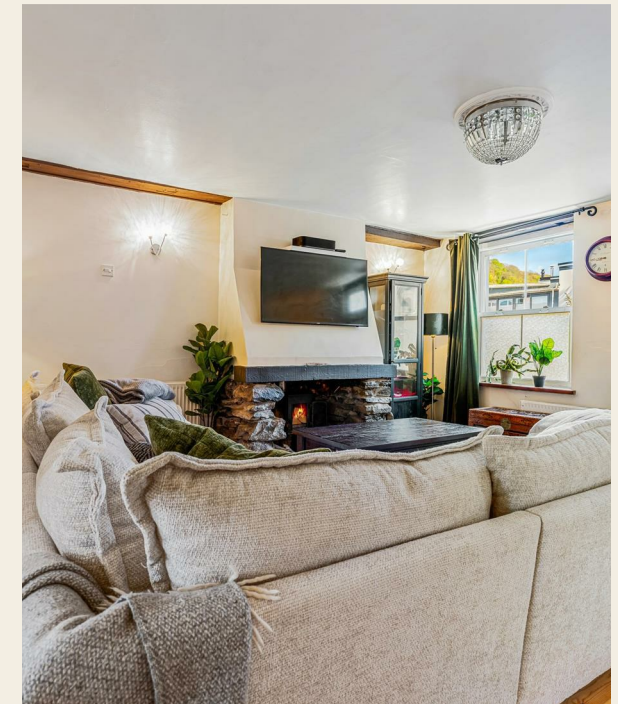
## Rear Garden

Enclosed rear garden with timber covered seating area and built in storage. Outside cold water tap. Lawn with a range of flowers and shrubs. Timber fencing. Purpose built storage shed. Sunken fire pit area.

## 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. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. 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.



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

