

Railway Terrace

TONGWYNLAIS, CARDIFF, CF15 7NR

ASKING PRICE £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.

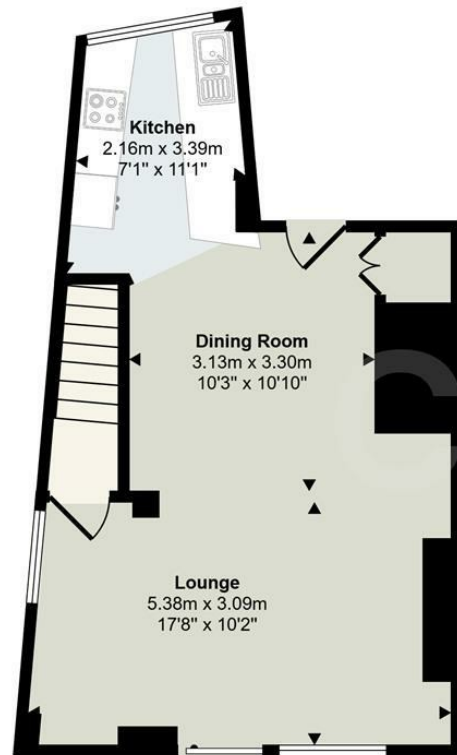
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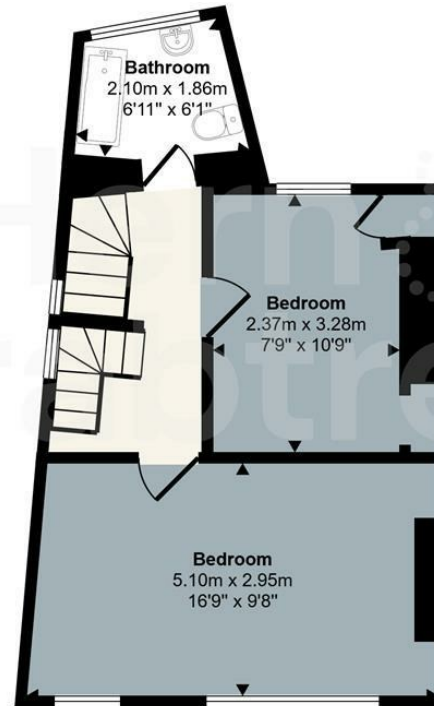




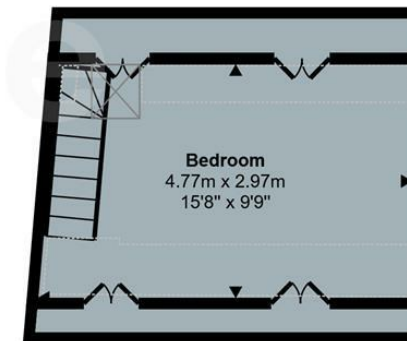


Ground Floor
Approx 39 sq m / 417 sq ft

Denotes head height below 1.5m



First Floor
Approx 35 sq m / 377 sq ft



Second Floor
Approx 19 sq m / 200 sq ft

Approx Gross Internal Area
92 sq m / 993 sq ft

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		

76

66

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.

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