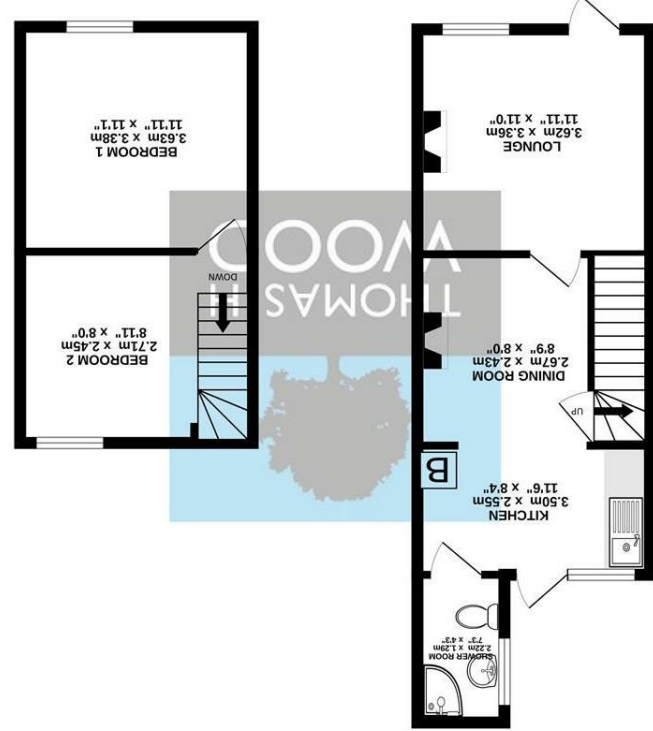


Map data ©2024

These aerial photographs have been taken from a low altitude and are not intended to be used as a substitute for a professional survey. The accuracy of the information shown is not guaranteed. The information is provided for general information only and should not be relied upon for any legal or financial purpose. The information is provided as a guide only and should not be used as a substitute for a professional survey. The information is provided as a guide only and should not be used as a substitute for a professional survey.



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(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

EU Directive 2002/91/EC

England & Wales



CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



20 Merthyr Road,  
Tongwynlais, Cardiff  
CF15 7LH

Asking Price £165,000  
Cottage  
2 Bedrooms

Tenure - Freehold

Floor Area - 572.00 sq ft

Current EPC Rating - D62

Potential EPC Rating - B84

A rare opportunity to purchase this grade two listed, two bedroom mid terraced cottage, ideally located on Merthyr Road in Tongwynlais. This unique property is in the heart of this historical village and within walking distance to the excellent amenities, the Taff Trail, Castell Coch and the highly regarded primary school. Furthermore, you are within catchment for Radyr Comprehensive and within easy access to the excellent transport links. The property is in need of modernisation but offers superb potential to create a lovely home. Viewings of this super cottage are highly recommended.

#### LOUNGE

3.62m x 3.36m (11'10" x 11'0")

Overlooking the front aspect of the property with carpeted floors, papered walls and textured ceiling with coving. Feature open fireplace, sliding double glazed sash window to front and radiator with TRV door to;

#### DINING ROOM

2.67m x 3.36m (8'9" x 11'0")

With carpeted floors, partially painted, partially papered walls, exposed beams to ceiling, freestanding electric fire and radiator with TRV door. Open plan to;

#### KITCHEN

3.50m x 2.55m (11'5" x 8'4")

With a range of wall and base units with contrasting work surfaces over. Electric hob, double electric oven, integrated fridge/freezer, space and plumbing for washing machine. Small breakfast bar, tiled splashbacks, stainless steel sink and radiator panel. Wall mounted Worcester combination boiler, UPVC door and window to rear. Door to;

#### SHOWER ROOM

1.29m x 2.22m (4'2" x 7'3")

A fully tiled three piece suite with low-level WC, wall mounted wash hand basin and corner shower with glazed doors and chrome mixer shower. Extractor fan, UPVC window to side and smooth ceiling with spotlights.

#### BEDROOM ONE

3.63m x 3.38m (11'10" x 11'1")

Overlooking the front aspect of the property with carpeted floor, papered walls, smooth ceiling, radiator with TRV, loft hatch to roof and double glazed sliding sash window.

#### BEDROOM TWO

2.71m x 2.45m (8'10" x 8'0")

Open to stairwell, with carpeted floor, papered walls, smooth ceiling, radiator with TRV and single glazed window to rear.

#### OUTSIDE FRONT

On road parking.

#### OUTSIDE REAR

Accessed through the property and via a gate from Wyndham Street. \* Please note, the property has a right of way across the neighbouring property. The garden would benefit from a boundary fence as the property's garden does not have any segregation at present. For further details, please contact the office on 02920 626 252.

#### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

#### COUNCIL TAX

Band D



