



18 Merthyr Road,
Tongwynlais, Cardiff
CF15 7LH

Asking Price £289,950
Cottage
3 Bedrooms

Tenure - Freehold

Floor Area - 715.00 sq ft

Current EPC Rating - C73

Potential EPC Rating - B86

We are delighted to present 18 Merthyr Road, a charming and well-presented, three-bedroom cottage located in the heart of the sought-after village of Tongwynlais. This deceptively spacious and beautifully maintained property offers an ideal blend of modern comfort and traditional character. Ideally located and a short walk to the excellent transport links, the highly regarded schools, local amenities and Castell Coch. This property is perfect for families, first-time buyers, or anyone seeking a charming home in a desirable location with excellent access to both city living and natural beauty. Viewing is highly recommended to fully appreciate all that this lovely home has to offer.

LOUNGE

3.98m x 3.90m (13'0" x 12'9")

Via hardwood, stable door to lounge. Parquet flooring painted walls, feature wood burning stove with original stonework surround. Spiral staircase (closed off) wooden beams to ceiling. Radiator and door to;

DINING AREA

3.90m x 2.21m (12'9" x 7'3")

Open plan to the kitchen with travertine tiled floors, painted walls, wooden beams to the ceiling, radiator and stairs rising to the first floor.

KITCHEN

4.17m x 3.32m (13'8" x 10'10")

A modern, traditional kitchen with stunning granite worksurfaces, Belfast sink with chrome tap, five ring gas hob with extractor over and double oven under. Integrated dishwasher, fridge freezer and washing machine. Cupboard housing Worcester combination boiler. Travertine tiled floors and splashback. Spotlights to the ceiling, hardwood windows and doors to raised patio and steps to the delightful garden.

LANDING

Via hardwood staircase to carpeted landing. Doors to all rooms.

BEDROOM ONE

3.71m x 2.89m (12'2" x 9'5")

Overlooking the front aspect with carpeted floors, painted walls, smooth ceiling and hardwood double glazed window. Built in wardrobe, feature beam and stonework from the original spiral staircase. Radiator with TRV.

BEDROOM TWO

2.09m x 4.25m (6'10" x 13'11")

With carpeted floor, painted walls, smooth ceiling and hardwood double glazed window to rear. Radiator with TRV. Built in wardrobe. Loft hatch.

BEDROOM THREE

1.97m x 3.28m (6'5" x 10'9")

With carpeted floor, painted walls, smooth ceiling and hardwood double glazed window to rear. Radiator with TRV.

BATHROOM

1.88m x 2.30m (6'2" x 7'6")

A modern three-piece suite bathroom with low-level WC, wall mounted wash hand basin with chrome mixer tap and tiled bath with central taps and chrome mixer shower over with glazed shower screen. Chrome radiator, partially tiled walls and laminate flooring with underfloor heating.

OUTSIDE

FRONT

On road parking to the front.

REAR

A delightful rear garden with patio and laid lawn. This generous rear garden is well stocked with mature plants and shrubs and secured with perimeter fencing.

TENURE

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

COUNCIL TAX

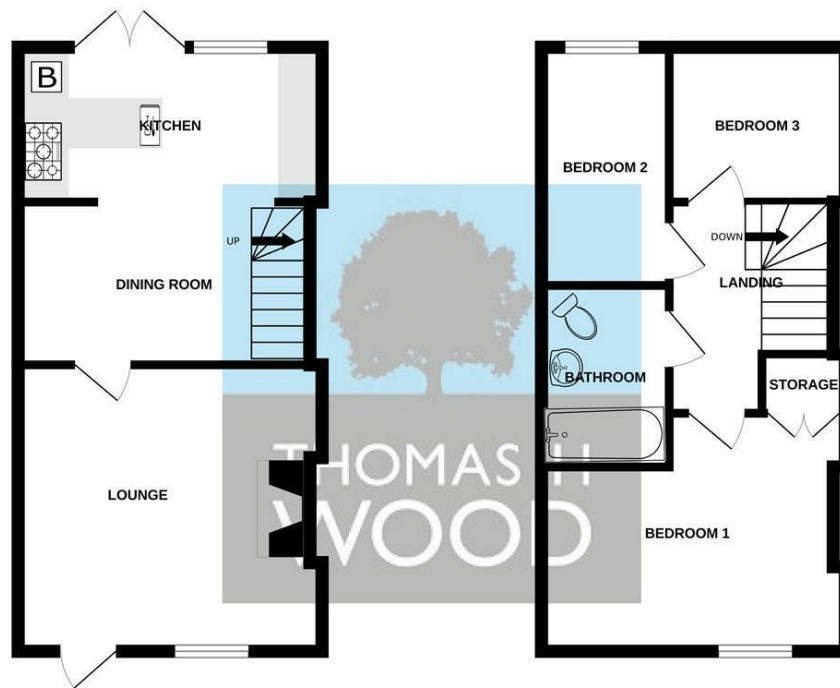
Band D





GROUND FLOOR
32.8 sq.m. (353 sq.ft.) approx.

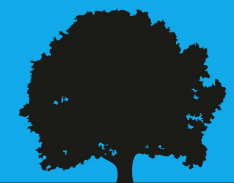
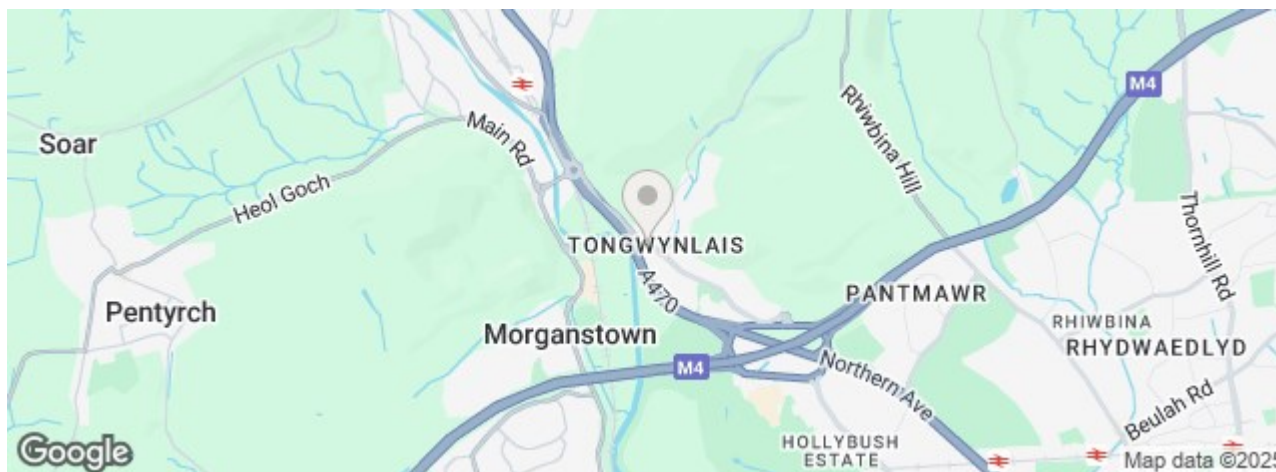
1ST FLOOR
33.7 sq.m. (362 sq.ft.) approx.



3 BEDROOM MID TERRACE

TOTAL FLOOR AREA : 66.4 sq.m. (715 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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	