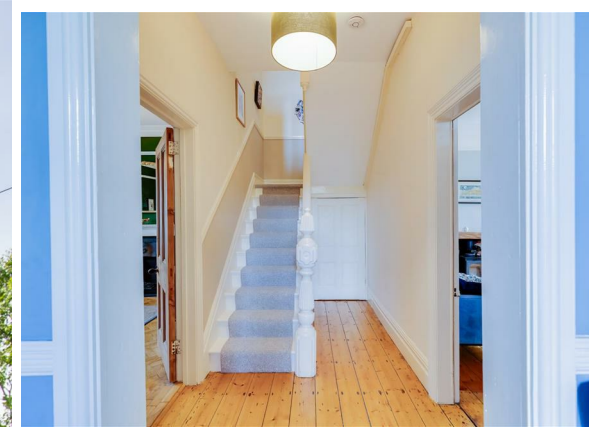




3 Merthyr Road,
Tongwynlais, Cardiff
CF15 7LF



Asking Price £495,000
House - Semi-Detached
4 Bedrooms

3 Merthyr Road, Tongwynlais – A Perfect Family Home in a Charming Village Setting

Nestled in the heart of the ever-popular Tongwynlais Village, this beautifully presented four-bedroom semi-detached home offers the ideal blend of space, character, and convenience for modern family life. Immaculately maintained and freshly decorated throughout, this traditional property features high ceilings, wood burning stove, a modern family bathroom and spacious accommodation throughout. Families will love the location — just a short stroll from the picturesque Taff Trail, views across to Garth mountain and the enchanting Castell Coch, and within walking distance of highly regarded local schools. With excellent road links nearby, including the M4 and A470, it's perfect for commuting while enjoying a village lifestyle. Planning permission for a large rear extension reference: 23/02707/HSE.

ENTRANCE HALL

Welcoming and bright, with tiled and wood flooring, dado rail, painted walls, and smooth ceiling. Includes a spacious under-stairs storage cupboard and a uPVC double glazed window to the side.

SITTING ROOM

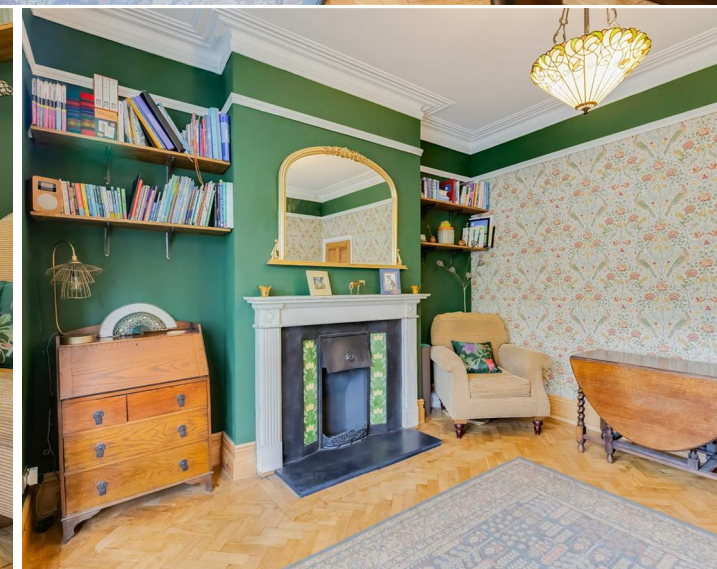
4.12m x 4.73m max (13'6" x 15'6" max)

A cosy yet spacious front lounge, perfect for family time. Featuring original wood block flooring, a charming, tiled period fireplace, and a bright front bay window with shutters. Finished with picture rail, coving, and a smooth ceiling. Single period radiator with thermostatic valve.

FAMILY ROOM

3.75m x 7.84m max (12'3" x 25'8" max)

This impressive, extended living space is the heart of the home. With multiple seating areas, a feature wood-burning stove set against exposed brick and oak beams, plus a second open fireplace, this room is ideal for relaxed family evenings or entertaining guests. Side and rear uPVC windows with shutters, two traditional radiators, and elegant period details complete the space. A stunning view across to Garth mountain.



Tenure - Freehold

Floor Area - 1433.60 sq ft

Current EPC Rating - D55

Potential EPC Rating - C78



KITCHEN

2.72m x 3.32m (8'11" x 10'10")

A bright and practical kitchen fitted with painted units and solid oak worktops. Includes a ceramic sink with chrome mixer tap and space for a gas cooker, washing machine, and fridge/freezer. Easy-clean linoleum flooring, a uPVC window, and door leading to the side path and garden.

SHOWER ROOM

1.97m x 1.13m max (6'5" x 3'8" max)

Ideal for busy family life with a modern electric shower, low-level WC, and wall-mounted basin. Waterproof flooring, extractor fan, tiled walls, and rear-facing window.

FIRST FLOOR

LANDING

Painted wooden staircase leads to a well-lit landing with smooth ceilings and access to all rooms.

BEDROOM ONE

4.13m x 3.74m max (13'6" x 12'3" max)

A large and serene master bedroom with fitted wardrobes, period fireplace, traditional radiator, and front-facing uPVC window. Painted and papered walls, coving, and a classic wood floor.

BEDROOM TWO

3.84m x 2.68m max (12'7" x 8'9" max)

A charming double room to the rear, featuring a cast iron fireplace with tiled inserts, wooden floor, and picture rail. A great choice for a child's room or stylish guest bedroom.

BEDROOM THREE

3.24m x 3.12m max (10'7" x 10'2" max)

Another spacious bedroom with side window, period fireplace, and warm wooden flooring. An excellent option for an older child or home office.

BEDROOM FOUR

2.47m x 2.36m max (8'1" x 7'8" max)

A bright and versatile single bedroom – perfect as a nursery, playroom, or study. Wood flooring and side window with a stunning view of Garth mountain. Loft access above.

FAMILY BATHROOM

2.72m x 3.67m max (8'11" x 12'0" max)

A spacious and stylish four-piece family bathroom featuring a panelled bath, walk-in shower with modern mixer, vanity unit with basin, and low-level WC. Tiled splashbacks, spotlights, and a large airing cupboard housing the combination boiler. Side-facing uPVC window.

OUTSIDE

Front Garden

Lawned with mature shrubs and hedge boundary. A wooden side gate gives access to the rear garden. External lighting to front.

Rear Garden

A private and secure space for children to play and for summer barbecues, with patio area, lawn, mature trees and shrubs. Traditional stone wall and hedge borders, plus handy external storage sheds. View of Garth mountain and Castell Coch.

TENURE

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

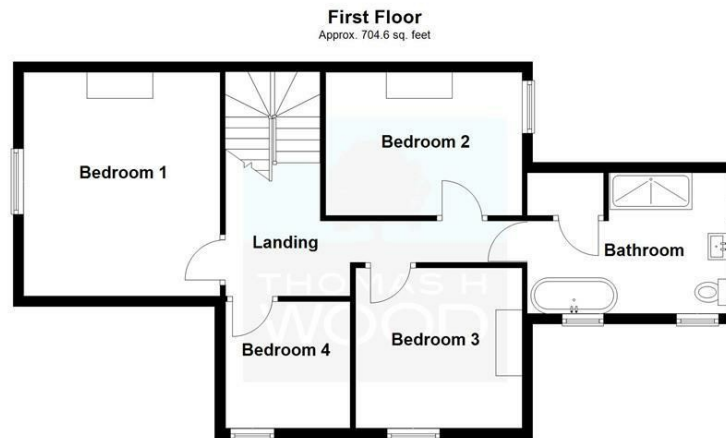
COUNCIL TAX

Band F

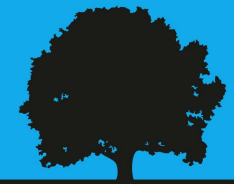








Total area: approx. 1433.6 sq. feet



**THOMAS H
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC