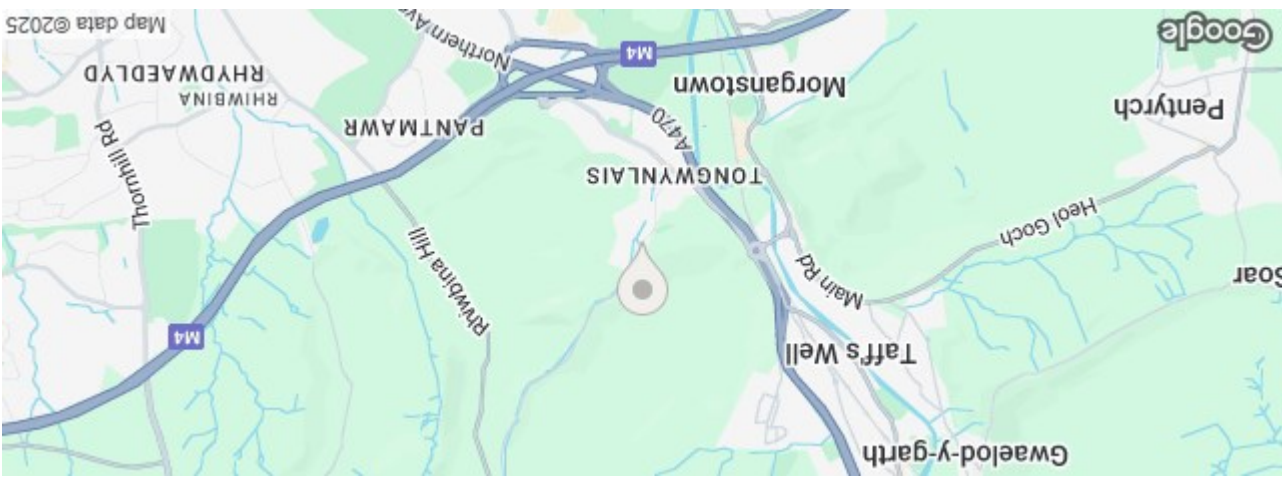




Total area: approx. 1735.2 sq. feet



Energy Efficiency Rating		
Potential	Current	EU Directive 2002/91/EC
England & Wales		
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		
EU Directive 2002/91/EC		
79		
82		



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17 Castle Road,
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CF15 7JQ

Asking Price £475,000
House - Townhouse
4 Bedrooms

Tenure - Freehold

Floor Area - 1735.20 sq ft

Current EPC Rating - C79

Potential EPC Rating - B82



Tucked away in a peaceful gated mews development in the heart of Tongwynlais, this exceptional four-bedroom semi-detached townhouse offers a rare blend of contemporary style, family functionality, and direct access to beautiful green space.

Arranged over four levels and presented to an immaculate standard, the home features a recently upgraded kitchen/diner, two modern bathrooms with underfloor heating, and flexible reception areas. It also enjoys a high EPC rating of B, along with private parking and an EV charging point.

The landscaped rear garden leads to a unique shared acre of communal land, featuring a small orchard, raised beds, mature trees and woodland —perfect for those seeking outdoor living.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

With access to WC, utility space and study. Stairs rising to the first floor.

UTILITY/STUDY

3.23m x 2.83m (10'7" x 9'3")

A versatile space that would make an ideal home office, snug, or playroom. Space and plumbing for appliances.

W C

1.96m x 0.98m (6'5" x 3'2")

A modern, ground floor cloakroom with wash basin and WC.

GARAGE

6.10m x 3.00m (20'0" x 9'10")

Full-size integral garage with internal access. This would present an exciting opportunity for conversion if desired.

FIRST FLOOR

LOUNGE

4.39m x 4.27m (14'4" x 14'0")

A superb principal reception room. This bright and spacious lounge has oak flooring and French doors opening onto the balcony, with delightful views across the courtyard and village.

KITCHEN/DINING ROOM

4.27m x 3.16m (14'0" x 10'4")

A stunning and recently updated kitchen with integrated appliances, sleek cabinetry and central breakfast bar. This delightful space opens onto the patio area and stunning communal gardens.

SECOND FLOOR

BEDROOM ONE

4.37m x 4.27m (14'4" x 14'0")

A generous master bedroom with dual windows to the front. With carpeted floor, painted walls and smooth ceiling. Radiator panel and fitted wardrobes.

BEDROOM THREE

2.98m x 2.47m (9'9" x 8'1")

Double bedroom with rear aspect. With carpeted floor, painted walls, smooth ceiling and radiator panel.

FAMILY BATHROOM

2.29m x 1.80m (7'6" x 5'10")

Stylish four-piece suite with bath, separate shower, underfloor heating and heated towel rail.

THIRD FLOOR

BEDROOM TWO

4.37m x 4.27m (14'4" x 14'0")

Another generously sized double bedroom with front aspect. With carpeted floor, painted walls, smooth ceiling and radiator panel.

BEDROOM FOUR

3.15m x 2.79m (10'4" x 9'1")

Rear-facing double with garden view. With carpeted floor, painted walls, smooth ceiling and radiator panel.

SHOWER ROOM

2.31m x 1.83m (7'6" x 6'0")

Modern shower room with walk-in shower and underfloor heating

OUTSIDE

Rear Garden

A private, enclosed garden with patio, steps to gravelled area, and a rear gate leading directly to the communal green.

Communal Land

Approximately one acre of beautifully maintained shared land, including an orchard, raised allotment beds, mature woodland, and open lawns.

Front / Parking

Gated off-road parking with private EV charging point.

TENURE

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

COUNCIL TAX

Band F

