

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



C W M G W Y N L A I S  
T O N G W Y N L A I S



**ENTRANCE HALLWAY**

**LIVING ROOM**  
3.68m x 4.22m (12'1 x 13'10)

**DINING ROOM**  
3.07m x 3.78m (10'1 x 12'5)

**SUN ROOM**  
2.59m x 2.77m (8'6 x 9'1)

**INNER HALL**

**WC**  
1.47m x 1.50m (4'10 x 4'11)

**KITCHEN / BREAKFAST ROOM**  
2.54m x 4.95m (8'4 x 16'3)

**OFFICE**  
2.29m x 2.95m (7'6 x 9'8)

**GARAGE**  
3.00m x 5.11m (9'10 x 16'9)

**TO THE FIRST FLOOR**

**BEDROOM ONE**  
2.82m x 4.98m (9'3 x 16'4)

**BEDROOM TWO**  
2.82m x 2.92m (9'3 x 9'7)

**BEDROOM THREE**  
1.80m x 2.79m (5'11 x 9'2)

**BATHROOM**  
1.83m x 2.01m (6' x 6'7)

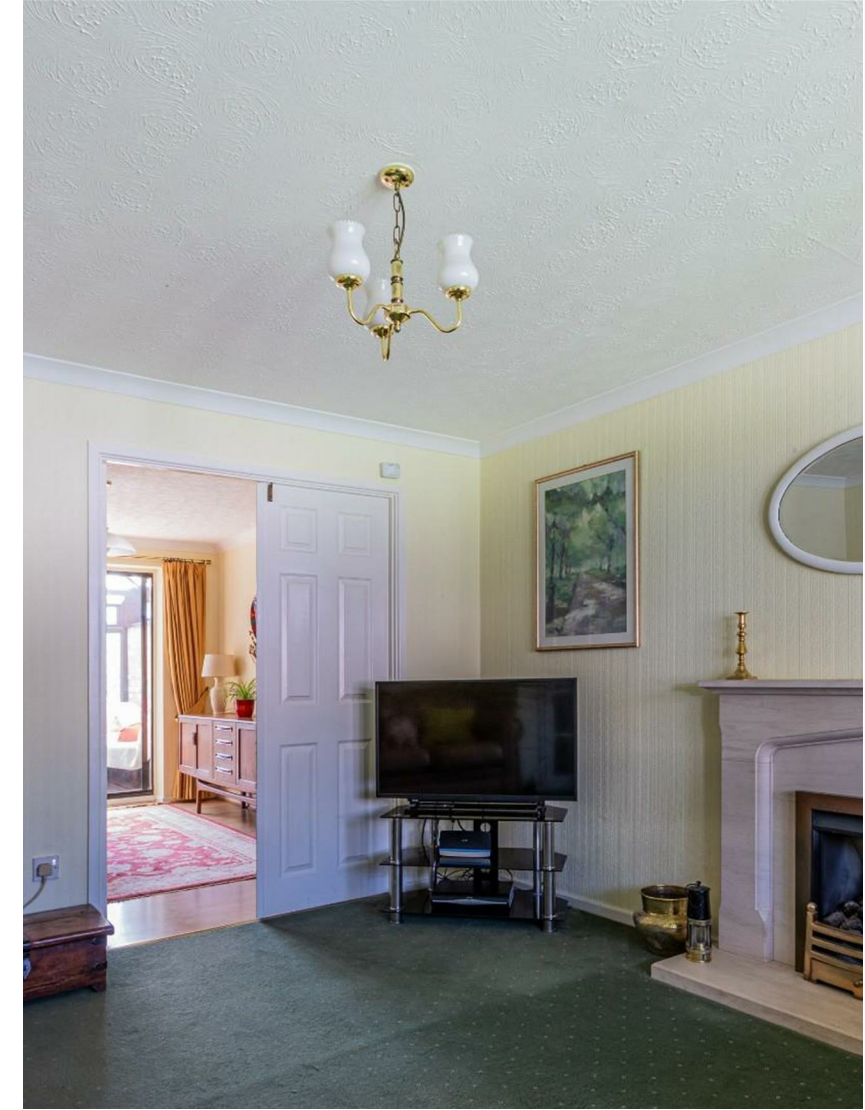
**DRIVEWAY PARKING**  
Parking for two cars

**GARDEN**  
South facing, well maintained garden.

**TENURE**  
We are informed by our client that the property is freehold, this is to be confirmed by your legal advisor.

**COUNCIL TAX**  
Band - F




**ADDITIONAL INFORMATION**  
No Chain  
Extended family home  
Quiet cul-de sac location  
South facing garden





## CWM GWYNLAIS

TONGWYNLAIS, CF15 7HU -  
£410,000

 3 Bedroom(s)  1 Bathroom(s)  1076.00 sq ft

Welcome to this charming detached house located in the picturesque area of Tongwynlais, Cardiff. This property boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 3 cosy bedrooms, there is plenty of room for everyone to enjoy their own space.

The house features family bathroom and downstairs WC, ensuring convenience for all residents. The property spans 1,076 sq ft, offering a comfortable living space for you to make your own. Additionally, the parking area can accommodate up to 2 vehicles, making it convenient for you and your guests.

Situated in a peaceful cul-de-sac, this home provides a tranquil environment for you to unwind after a long day. Its prime location allows for easy access to Tongwynlais Primary school and local amenities, making daily errands a breeze.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today and envision the endless possibilities that this property has to offer.



### PROPERTY SPECIALIST

Mr Elliott Hooper-Nash  
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Director





# Cwm Gwynlais, Tongwynlais, CRF

Main Building: Total Interior Area 1076.42 sq ft



Ground Floor

1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Cwm Gwynlais, Tongwynlais, Cardiff

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		72	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	