

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

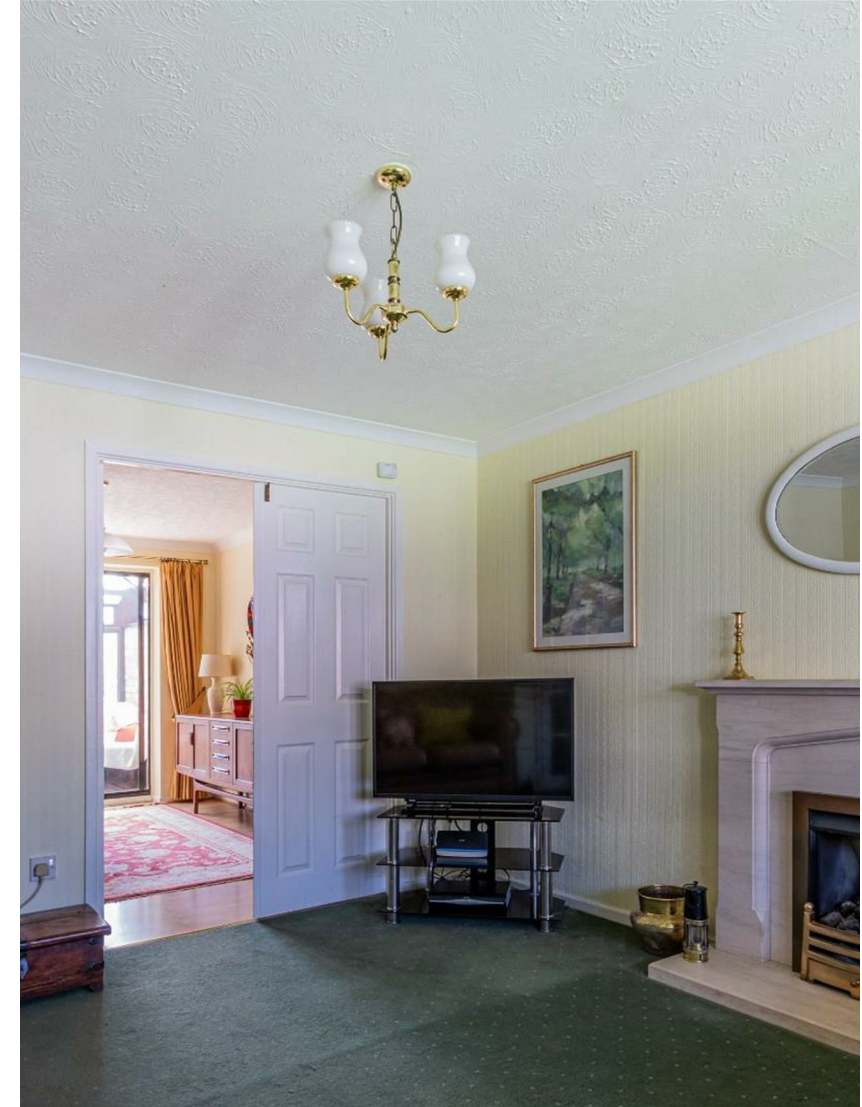
GARDEN
South facing, well maintained garden.

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




SCHOOL CATCHMENT
Radyr Comprehensive
Tongwynlais Primary School





CWM GWYNLAIS

TONGWYNLAIS, CF15 7HU -
£395,000

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

Jeffrey Ross are proud to present 21, Cwm Gwynlais.

The property has recently been reduced, and is sold as 'Chain Free'.

Welcome to this charming detached house located in the picturesque area of Tongwynlais, Cardiff. Situated in a peaceful cul-de-sac, The property boasts 4 reception rooms, including a family living room, home office, dining room and a conservatory. Providing ample space for entertaining guests or simply relaxing with your family.

Upstairs you'll find the family bathroom and 3 cosy bedrooms, 2 x doubles and one x single, offering plenty of room for everyone to enjoy their own space whilst providing a tranquil environment to unwind after a long day.

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 garage allows for plenty of room for storage and the parking area can accommodate up to 2 vehicles, making it even more convenient for you and your guests.

Its prime location allows for easy access to local amenities, making daily errands a breeze.

The property falls in the catchment area of 2 excellent schools. Tongwynlais Primary school and Radyr Comprehensive School.

Don't miss out on the opportunity to make this lovely house your new home. Book a viewing today by calling the office on 02920499680, and envision the endless possibilities that this property has to offer.



PROPERTY SPECIALIST

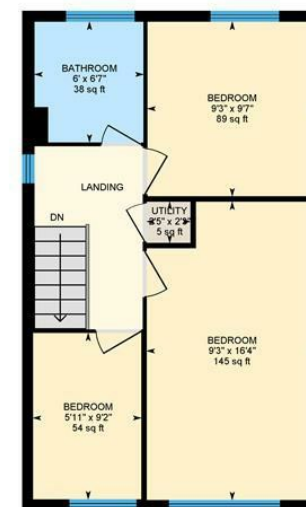
Mr Elliott Hooper-Nash
Elliott@jeffreyross.co.uk
02920 499680
Director





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) A			86
(81-91) B		72	
(69-80) C			
(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	