



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





CWM GWYNLAIS

TONGWYNLAIS, CF15 7HU - £415,000



3 bedroom(s)



2 bathroom(s)



1014.00 sq ft

Nestled in the charming village of Tongwynlais, Cwm Gwynlais is a delightful detached house that offers a perfect blend of comfort and modern living. This property boasts three spacious reception rooms and three well-appointed bedrooms, making it an ideal family home. With two bathrooms, including a stylish en-suite in the master suite, convenience is at your fingertips.

The location is superb, providing easy access to the A470 and M4 motorway, as well as a regular bus service into Cardiff and the surrounding valleys. Local amenities are plentiful, a chemist, doctors' surgery, dentist, pub and coffee shops, all within a short distance. Families will appreciate the nearby primary school and the catchment area Whitchurch, Radyr, Bishop of Llandaff Ysgol Glantaf secondary schools.

Enter the property through the porch and enter the spacious lounge, with double doors leading to a 2nd Reception room, open out to the south-facing garden, a real suntrap, perfect for entertaining or simply enjoying the outdoors. The recently fitted Sigma kitchen is a highlight, showcasing soft matte slab design cupboards and drawers with oak block laminate worktops, complemented by modern lighting and ample socket points. The dining room, seamlessly connected to the 'Sigma' kitchen with 'Kamdean' flooring in both, provides additional space with direct access to the garden. The integrated Garage and Downstairs W/C cater well for family life.

Upstairs, the first-floor landing leads to three bright bedrooms, all featuring elegant oak doors. The family bathroom is modern and well-equipped, while the en-suite shower room in the master suite is both stylish and functional.

Externally, the property is framed by a well-maintained front garden and a generous rear garden, complete with a full-width patio and mature shrubs, offering a private retreat. With driveway parking, and no onward chain, this stunning home is a rare find.

Call the office on 02920499680 and book your viewing today!

PROPERTY SPECIALIST

Mr Ollie Vincent


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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 	

















PORCH

1.52 x 1.53 (4'11" x 5'0")

LIVING ROOM

3.77 x 4.22 (12'4" x 13'10")

RECEPTION ROOM

3.06 x 3.75 (10'0" x 12'3")

HALLWAY

1.50 x .80 (4'11" x .262'5")

W/C

1.50 x 1.61 (4'11" x 5'3")

KITCHEN

2.51 x 4.99 (8'2" x 16'4")

DINING ROOM

2.05 x 2.96 (6'8" x 9'8")

GARAGE

2.70 x 5.21 (8'10" x 17'1")

TO THE FIRST FLOOR

LANDING

BEDROOM 1

2.82 x 4.24 (9'3" x 13'10")

ENSUITE

1.98 x .88 (6'5" x .288'8")

BEDROOM 2

2.82 x 2.91 (9'3" x 9'6")

BEDROOM 3 / OFFICE

1.83 x 2.84 (6'0" x 9'3")

BATHROOM

1.80 x 1.98 (5'10" x 6'5")

TENURE

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

GARDEN

South Facing
Lawn
Patio

COUNCIL TAX

Band E

SCHOOL CATCHMENT

English medium primary catchment area is
Tongwynlais Primary School (year 2024-25)

English medium secondary catchment area is
Radyr Comprehensive School (year 2024-25)

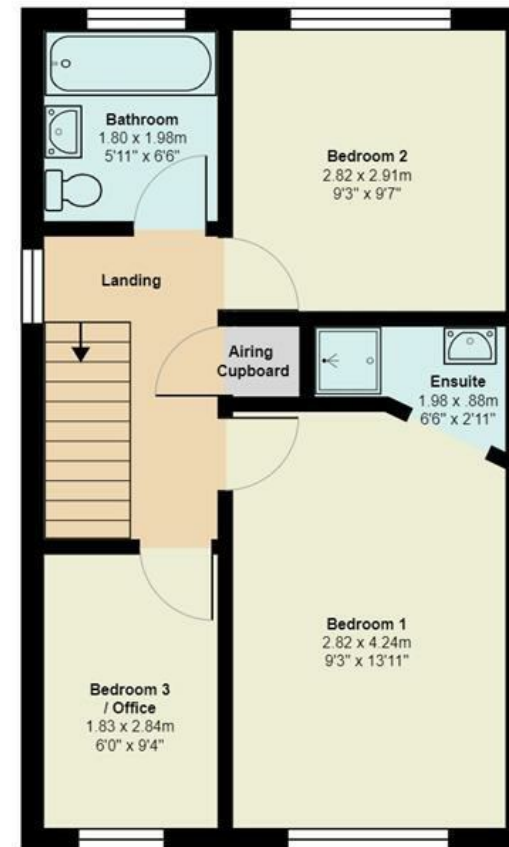
Welsh medium primary catchment area is
Ysgol Gynradd Gwaelod Y Garth (CYM) (year 2024-25)

Welsh medium secondary catchment area is
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

" This is an incredible home in Tongwynlais. The Sigma Kitchen is amazing, and the overall size of rooms throughout the property are great! with the addition of the dining room and 2 reception rooms, its perfect for young families or those working from home. This really is a house not to be missed. Being sold as chain free, it could be a very easy purchase for a hassle free move. Call the office today! "

Comments by Mr Ollie Vincent





Cwm Gwynlais

Total Area: 94.2 m² ... 1014 ft² (excluding garage)

All measurements are approximate and for display purposes only

www.jeffreyross.co.uk

Jeffrey Ross