



*Hern and Crabtree*

£290,000 Freehold

Castle View | Cardiff | CF15 7LY

Hern &  
Crabtree

Welcome to Castle View, a detached bungalow located in the picturesque village of Tongwynlais, Cardiff. Offering a fantastic opportunity to put your own stamp on a property, and nestled in a tranquil setting, this bungalow offers a peaceful retreat from the hustle and bustle of city life. Imagine waking up to stunning views of the nearby Castell Coch and enjoying the serene surroundings. Whether you're looking for a cozy home to settle down in or a weekend getaway, Castle View has something to offer everyone. There are bus links close by as well as easy access to the M4 and A470.

The accommodation briefly comprises an entrance hall, shower room, kitchen, lounge, dining room and two bedrooms. There is a driveway to the front of the property providing off street parking and an enclosed, tiered rear garden. Don't miss the opportunity to make this charming bungalow your own. Contact us today to arrange a viewing and experience the tranquillity that Castle View has to offer.



### **Entrance Hall**

Entered via a Upvc door. Loft access. Wood block flooring. Doors to all rooms.

### **Shower room 7'9" x 6'3" max**

Upvc obscure double glazed window to the front. Radiator. This is a wet room with fitted electric shower, wash hand basin and close coupled WC. Tiled walls.

### **Bedroom One 12'3" x 9'9"**

Upvc double glazed window to the rear. Radiator. Wood block flooring.

### **Bedroom Two 10'2" x 9'6"**

Upvc double glazed window to the front. Radiator. Wood block flooring.

### **Kitchen 12'8" x 10' max**

Upvc double glazed french door to the rear with side return double glazed window. Fitted with a range of base and eye level units. Stainless steel sink unit with mixer tap and drainer. Built in gas hob with an extractor over. Space and plumbing for washing machine. Space and plumbing for a dishwasher. Built in waist level oven. Boiler house here. Archway to the lounge.

### **Lounge 16'5" x 11'7" max**

Upvc double glazed window to the rear. Radiator. Fireplace with surround and hearth. Squared off arch leading to the dining room.

### **Dining Room 13'9" x 10'8"**

Upvc double glazed french doors to the front with side return double glazed window. Two radiators. Storage cupboard.

### **Outside**

#### **Front Garden**

Gated access to front garden with side access to the rear garden. Driveway for off road parking. Ramp leading to a pathway and a ramp to the dining room.

#### **Rear Garden**

The rear garden is tiered and has a selection of shrubs, hedging, trees, patio and lawn.

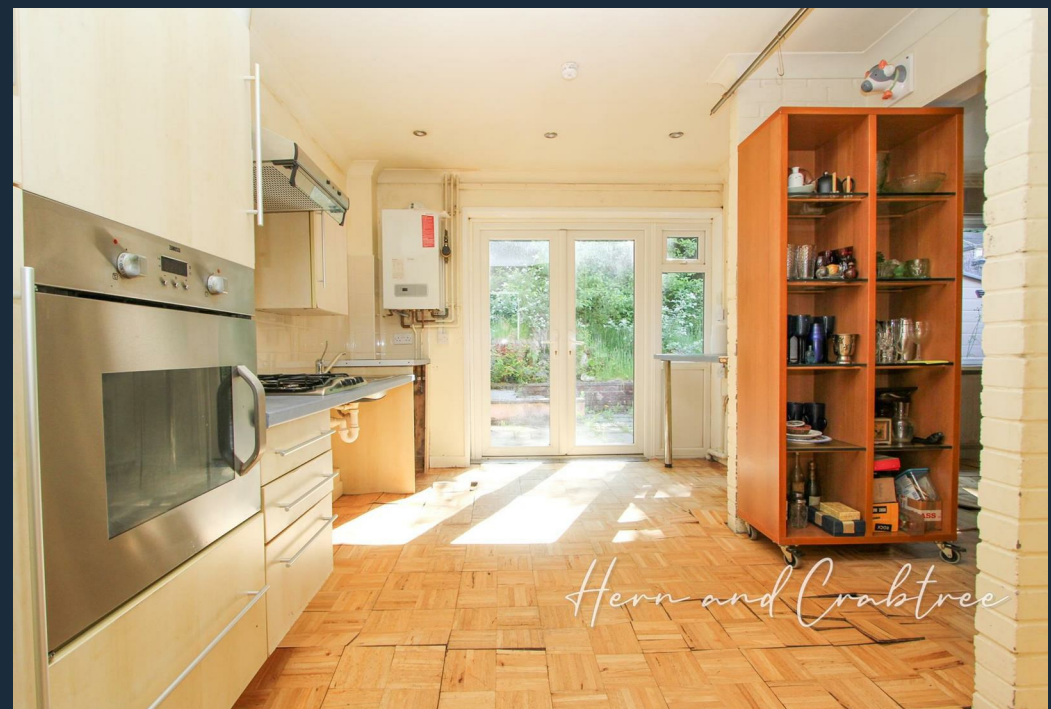
### **Storage Room 17'6" x 8'5"**

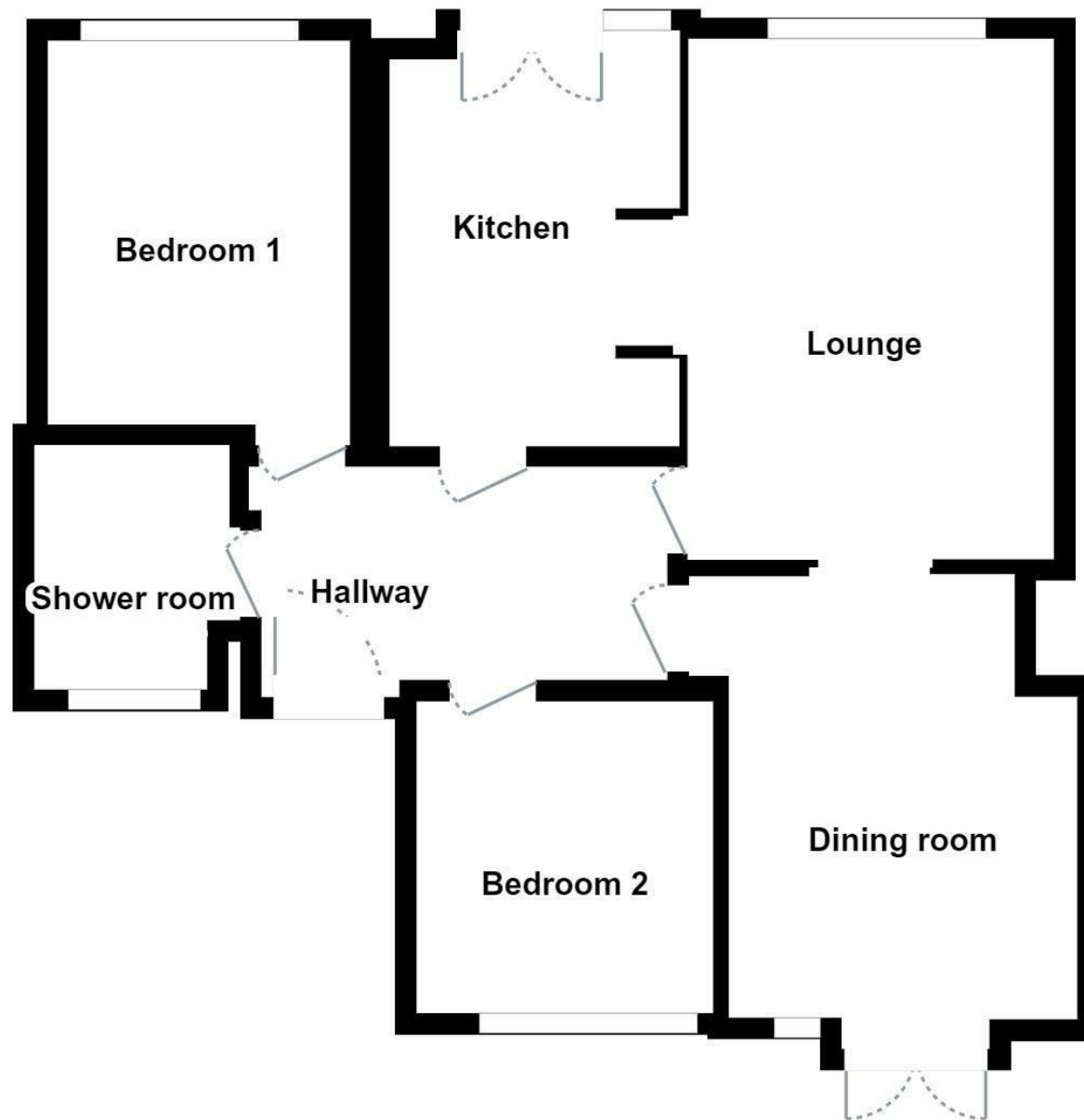
Upvc door to the front with a side return obscure double glazed window. Power and light. Upvc door giving access to the rear garden.

### **Additional Information**

We have been advised by the vendor that the property is Freehold. EPC - To follow Council Tax Band -







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS  
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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