



5 Cwm Gwynlais, Tongwynlais, Cardiff

Offers Invited Between £400,000 – £425,000

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DETACHED, FREEHOLD & NO CHAIN! Renovated family home with SOUTH-WEST FACING GARDEN, INTEGRATED GARAGE, and READY FOR EV CHARGER. Tucked in a sought-after village with EXCELLENT TRANSPORT LINKS, near Castell Coch & local schools. Sigma kitchen unused since fitting. A must-view! Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Freehold – no onward chain
- South-west facing enclosed garden with patio
- Integrated garage with electric light and up & over door
- EV CHARGING READY – spur already installed
- Unused SIGMA kitchen fitted in 2015
- Three separate reception rooms including lounge with gas fireplace
- Master bedroom with ensuite shower room
- Driveway providing OFF-ROAD PARKING
- Side access from front to rear garden via secure gate
- Short walk to TONGWYNLAIS VILLAGE, primary schools & Castell Coch





Welcome to Cwm Gwynlais – A Detached Home Full of Charm and Practicality
Tucked away in the picturesque and desirable village of Tongwynlais, this renovated **three-bedroom detached property** offers the perfect balance of traditional charm and modern convenience. With **no onward chain**, it's ready to move into immediately.

Thoughtful Design from Front to Back

The property immediately impresses with its distinctive **yellow brick façade**, traditional tiled roof, and dark painted trim, all framed by a neatly maintained front garden. A **driveway** offers ample space for off-road parking and leads directly to an **integrated single garage** – complete with electric lighting and an up-and-over door.

A side gate allows for convenient access to the **enclosed rear garden**, making this an ideal home for families or pet owners.

Ground Floor Living – Space to Relax and Entertain
Step inside to find a versatile layout. The **main lounge** is warm and inviting, complete with a **gas fireplace**, perfect for cooler evenings. A separate sitting room provides a more private space for reading, working from home, or children's play.

The **dedicated dining room** is ideal for hosting, with a clear view into the kitchen. This well-planned flow makes both everyday life and entertaining easy.

Kitchen – Like New and Ready to Use

Installed in 2015 and **never used**, the modern **Sigma kitchen** feels brand new. It features handleless cabinets in a sleek, contemporary finish, **dark countertops**, and a **stainless steel extractor hood**. A light grey brick-style tiled splashback brings subtle character, and **recessed spotlights** add warmth and sophistication.



Upstairs – Comfortable Bedrooms and Modern Bathrooms
The first floor hosts three bedrooms, each with a calm, neutral décor. The **master bedroom** benefits from an **ensuite shower room**, offering added privacy and convenience. The other two bedrooms are both generously sized, ideal for children, guests, or a home office setup.

A **family bathroom** serves the remaining rooms, finished to a clean and modern standard.

Garden – Private, Sunny and Low Maintenance

The **south-west facing rear garden** is perfect for enjoying sunny afternoons and al fresco dining. Designed to be both attractive and easy to maintain, it features a **paved patio area, artificial turf, and stepping stones**, all bordered by wooden fencing and mature greenery.

There's also an **outdoor water tap** and **external electrical socket**, making gardening and outdoor entertaining a breeze.

Modern Comforts and Upgrades

This home has been thoughtfully updated to ensure peace of mind for the next owner. The **fuse board was upgraded in 2020**, and the electrical system includes a **spur ready for electric car charging** – a future-proof feature in today's market.

A Truly Special Setting in the Heart of Tongwynlais

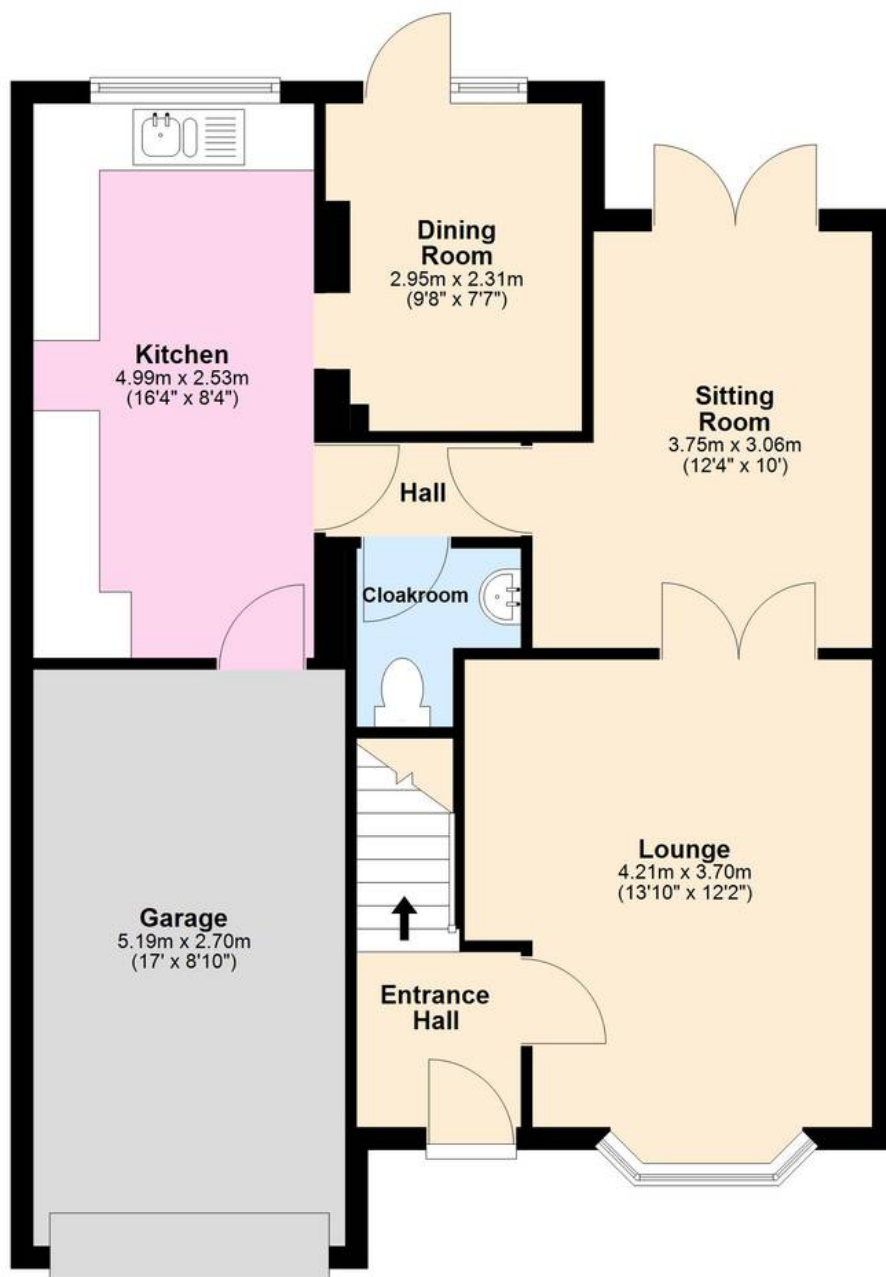
Nestled in the charming and tightly knit village of **Tongwynlais**, 5 Cwm Gwynlais offers far more than just a convenient postcode – it's a gateway to a lifestyle that seamlessly blends countryside serenity with city connectivity.





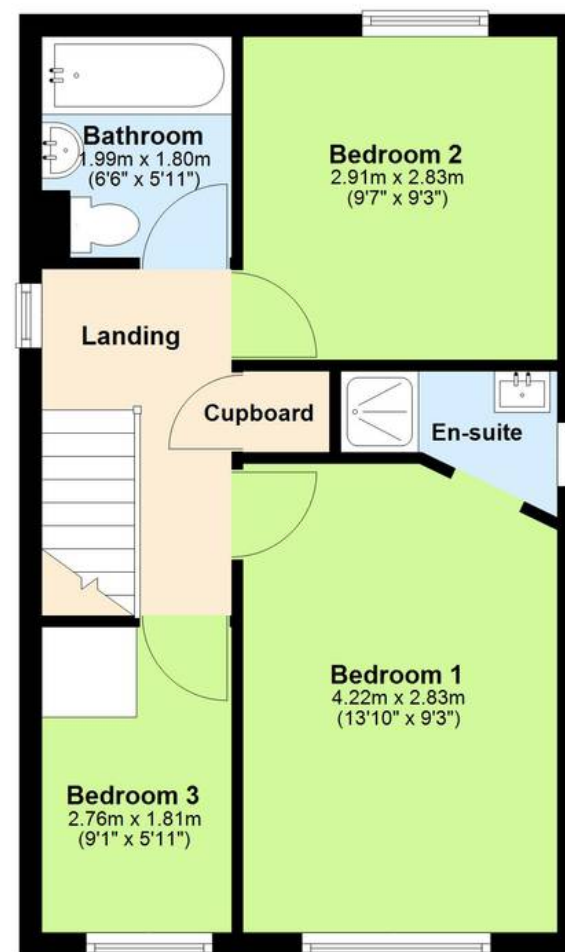
Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.2 sq. feet)



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