



29A CARDIFF ROAD
NANTGARW
CARDIFF CF15 7SS

ASKING PRICE OF
£295,000



END OF TERRACE PROPERTY



4



1



2



2

**** FOUR BEDROOM END TERRACE ****
LARGE REAR GARDEN ** A charming end terrace cottage in a convenient location close to local transport links and amenities. Entrance porch, large lounge and diner, study, neat fitted kitchen, garden room, utility and cloakroom. To the first floor are four bedrooms and a family bathroom. Gas central heating. Lawned rear garden and paved patio. Timber storage shed. Former garage currently utilised as a games room. EPC Rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 1043 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in Nantgarw close to a range of local amenities, also with convenient road links to the A470 and M4 motorway. Nantgarw is within easy reach of the town of Pontypridd (approx. 6 miles) and Cardiff City centre (approx. 8 miles).

ENTRANCE PORCH

Approached via a uPVC entrance door. Windows to front.

LOUNGE AND DINER

23' 5" x 13' 5" (7.14m x 4.09m)

Approached via a uPVC entrance door leading to the spacious open plan lounge and diner. Two windows to front. Door to staircase leading to first floor. Storage cupboard with folding door. Laminate flooring. Feature fireplace. Two radiators. Door to study.

STUDY

10' 3" x 6' 1" (3.14m x 1.87m)

Aspect to rear. Laminate flooring. Radiator

KITCHEN

16' 2" x 6' 2" (4.94m x 1.88m)

Well appointed along three sides in woodgrain finish fronts beneath quartz worktop surfaces. Inset 1.5 bowl stainless steel sink with worktop side drainer. Space for range style cooker. Integrated bin storage. Integrated dishwasher. Cupboard housing the 'Worcester' gas central heating boiler. Window to rear. Tiled flooring. Radiator. Door to rear utility.

GARDEN ROOM

11' 8" x 7' 9" (3.56m x 2.38m)

Versatile rear garden room, could be utilised for storage or other uses. Laminate flooring. Door to garden. Radiator. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc and wash hand basin.

UTILITY ROOM

With plumbing for washing machine and stacked dryer.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the L-shaped landing area. Access to roof space. Laminate flooring. Radiator.

BEDROOM ONE

12' 4" x 11' 1" (3.76m x 3.38m)

With two windows to front, a good sized double bedroom. Laminate flooring. Radiator.

BEDROOM TWO

10' 9" x 6' 9" (3.29m x 2.08m)

Overlooking the rear garden. Radiator.

BEDROOM THREE

11' 0" x 6' 2" (3.37m x 1.88m)

Aspect to front. Radiator.

BEDROOM FOUR

7' 11" x 6' 2" (2.43m x 1.89m)

Aspect to rear. Radiator.

FAMILY BATHROOM

6' 8" x 6' 1" (2.05m x 1.87m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel glass shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Extractor fan. Heated towel rail.



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OUTSIDE

REAR GARDEN

With steps from the rear of the property leading to a large area of levelled lawn leading onto a large paved patio area. Access to rear lane. Timber shed measuring 4.73m x 2.30m with power and lighting. Access to former garage.

FORMER GARAGE

18' 0" x 8' 11" (5.49m x 2.72m)

Former garage with french doors from the rear garden, currently utilised as a games room. Laminate flooring. Power and lighting.

FRONT GARDEN

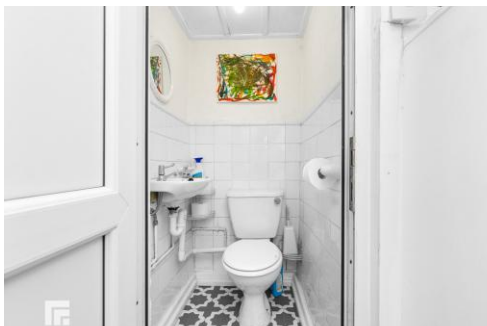
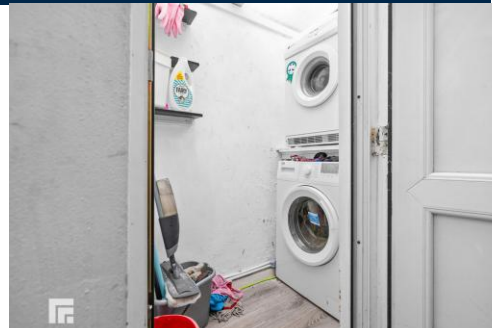
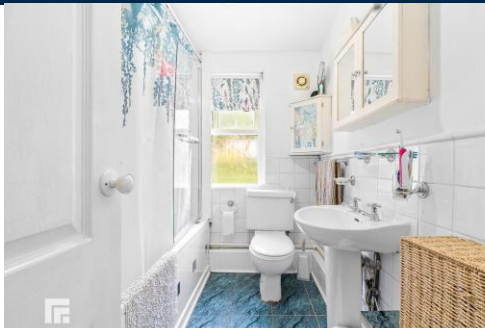
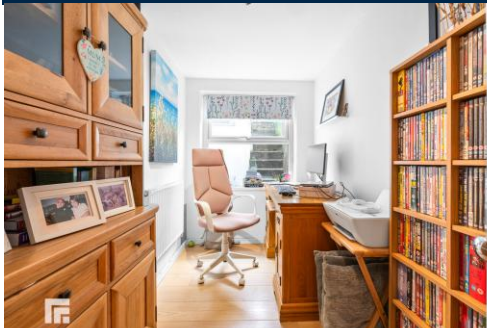
Steps to front. Borders of decorative stones.



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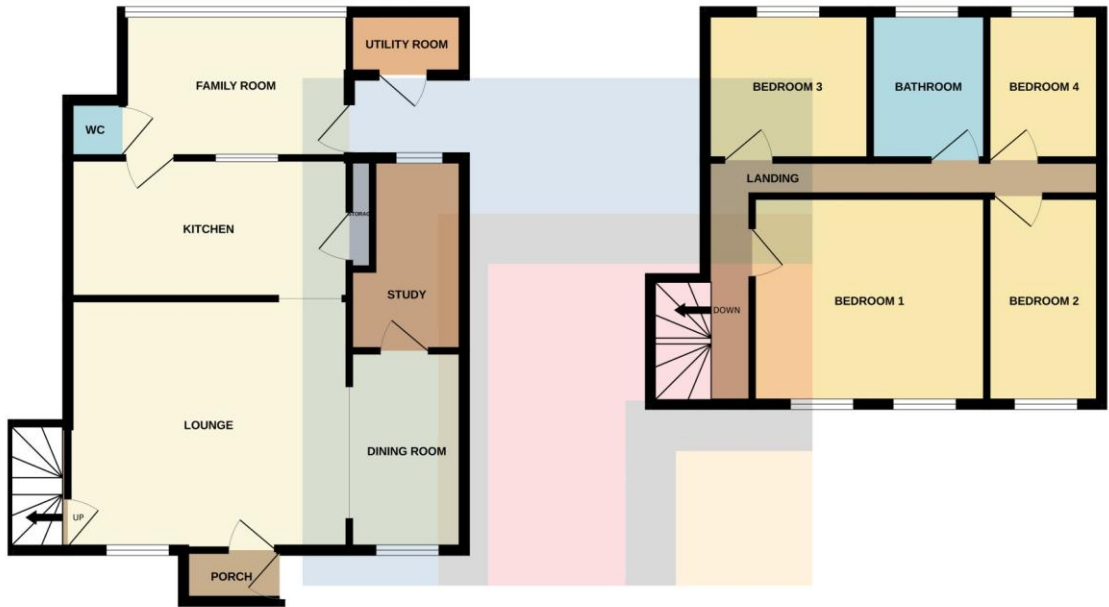
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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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