

Maes Y Draenog

TONGWYNLAIS, CF15 7JL

GUIDE PRICE £475,000

**Hern &
Crabtree**



Maes Y Draenog

Set in the peaceful and sought-after enclave of Maes Y Draenog, Tongwynlais, Cardiff, this detached family home combines generous living spaces with thoughtful layout and character features and will be sold with no onward chain.

The interiors unfold naturally from a welcoming hallway to a formal dining room at the front, a comfortable living room with electric fireplace and patio access, and a kitchen flowing into a semi-circular conservatory. Four bedrooms, including a master with ensuite, provide flexible accommodation, complemented by a family bathroom and ample storage throughout.

The property is positioned within reach of Castle Coch, local amenities, including independent shops and eateries, as well as outdoor spaces such as Tongwynlais Playing Fields and the scenic surroundings of the Taff Trail. Well-regarded schools are nearby. The location also benefits from convenient access to the M4 and excellent transport links into Cardiff city centre via road and rail. The gardens, front and South facing rear, provide a quiet, tranquil outdoor setting with paved areas, lawn, mature plantings, and practical sheds.

This home also benefits from granted planning permission for a single storey rear extension to replace the conservatory.

- Sold with no onward chain
- Planning permission granted for single storey rear extension to replace conservatory
- Semi-circular conservatory with garden access
- Living room with fireplace and marble mantel
- Garage and off-street parking
- Four-bedroom detached family home located in Tongwynlais
- Two bathrooms including en-suite and downstairs WC
- Open plan kitchen with integrated appliances
- Front and South Facing rear garden with mature planting
- Convenient location close to schools, parks, and transport



1220.00 sq ft

Entrance

A solid wooden front door with nine obscure double-glass panels in a square at the top half opens into the hallway. The hallway features stairs to the first floor, a radiator, and a large covered storage area under the stairs.

Downstairs WC

First door on the right. Equipped with a WC, sink, radiator, and a double-glazed window to the side.

Dining Room

Situated to the front, featuring double-glazed windows, radiator, and coved ceilings.

Living Room

Coved ceilings, radiator, and double-glazed sliding patio doors to the rear. The room also includes an electric fireplace with a marble mantel.

Kitchen

Double-glazed window and door looking out into the conservatory. Fitted with wall and base units, laminate work surfaces, tiled splashbacks, a composite sink and drainer, four-ring gas hob, integrated electric oven and grill. Laminate flooring throughout.

Utility Area

Adjacent to the kitchen, with laminate work surfaces, composite sink and drainer, tiled splashback, radiator, space for appliances, and combi boiler.

Conservatory

Semi-circular with double-glazed windows on three sides, carpeted flooring, radiator, and a set of double-glazed patio doors leading out to the patio.

First Floor Landing

Wooden balustrade, radiator, and airing cupboard housing the hot water tank, solar and iboost system.

Master Bedroom

Double-glazed window to the rear, radiator, large built-in wardrobes, additional storage cupboard, and an ensuite with double-glazed window to the side, walk-in shower with tiled walls, sink, WC, and carpeted floor.

Second Bedroom

Double-glazed window to the front, radiator, built-in cupboard.

Third Bedroom

Double-glazed window to the front, radiator, built-in cupboard.

Fourth Bedroom

Double-glazed window to the rear, radiator.

Family Bathroom

Double-glazed window to the rear, tiled walls, radiator, bath with integrated shower, sink, WC, and carpeted flooring.

Rear Garden

Paved patio area immediately from the conservatory, with south facing lawned areas, mature flower beds, wooden fencing, and two reasonable-sized sheds. Access around both sides of the house. Electric power point and water tap is available.

Front Garden

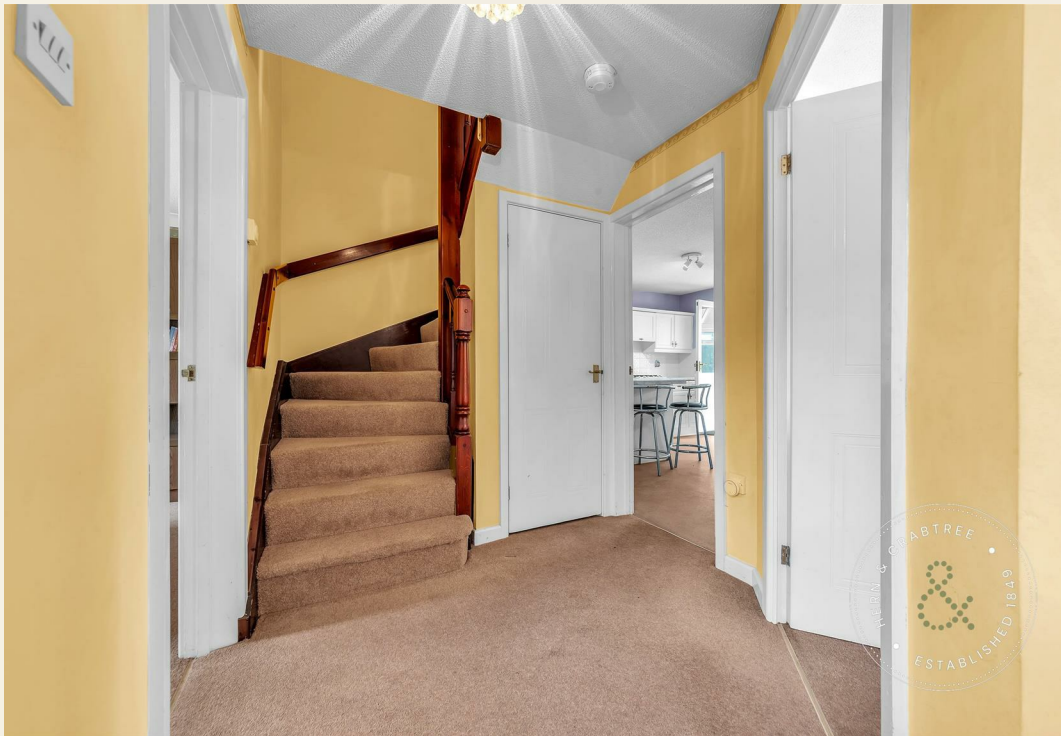
Lawned with mature trees and flower beds. Property benefits from a garage within a small block of three.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and

costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



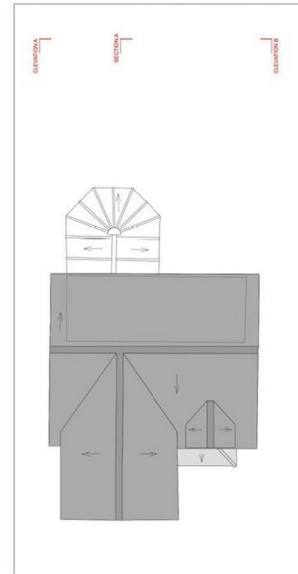




GROUND FLOOR PLAN AS EXISTING



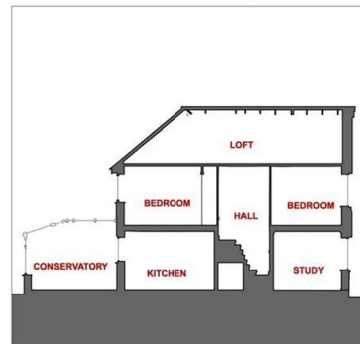
FIRST FLOOR PLAN AS EXISTING



ROOF PLAN AS EXISTING



FRONT ELEVATION AS EXISTING



SECTION A AS EXISTING



ELEVATION A AS EXISTING



REAR ELEVATION AS EXISTING



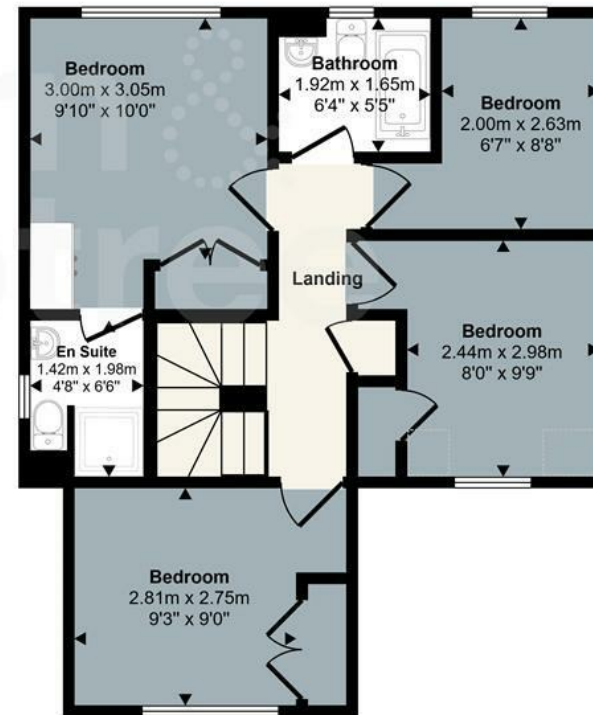
ELEVATION B AS EXISTING

EXISTING FINISHES:
 EXISTING WALLS: Brick
 EXISTING ROOFS: Clay tiles
 EXISTING WINDOWS & DOORS: White uPVC
 EXISTING FASCIAS, SOFFITS & RAIN WATER GOODS: Black uPVC


Approx Gross Internal Area
113 sq m / 1220 sq ft



Ground Floor
Approx 62 sq m / 663 sq ft

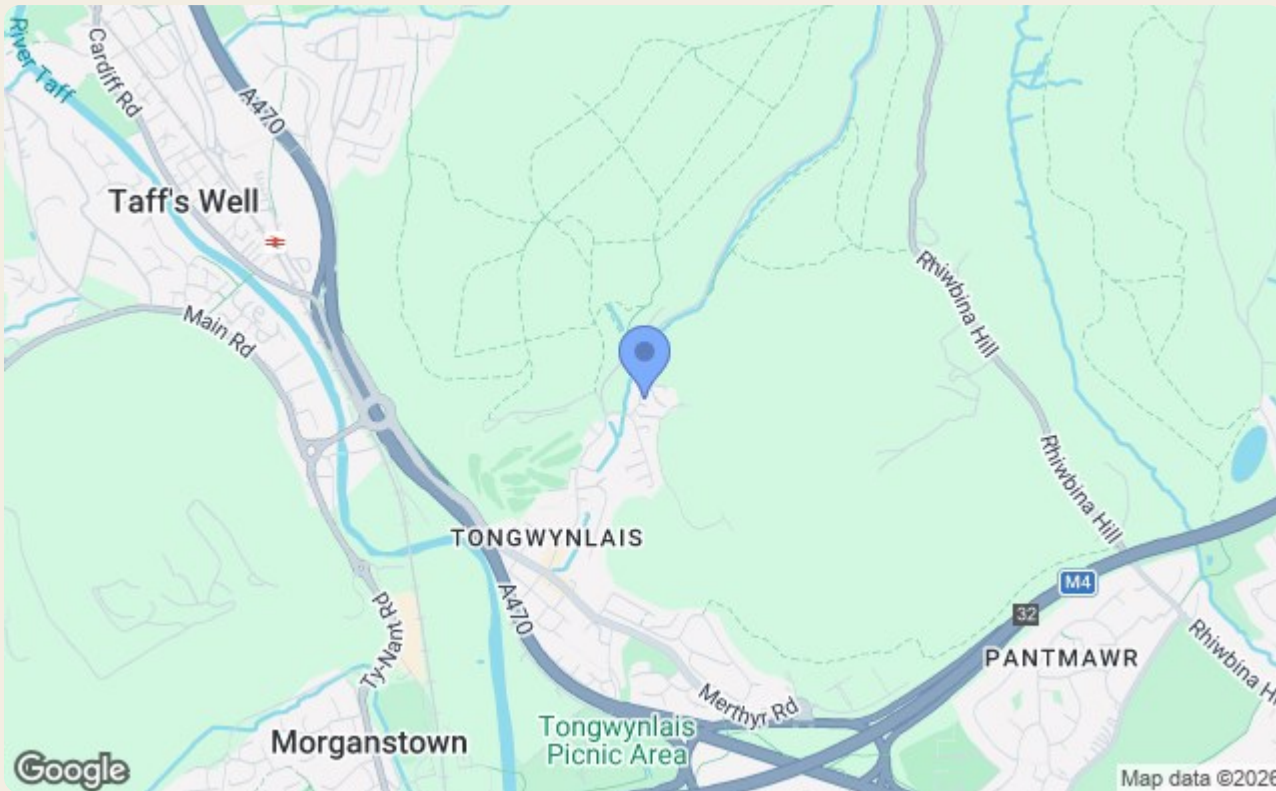
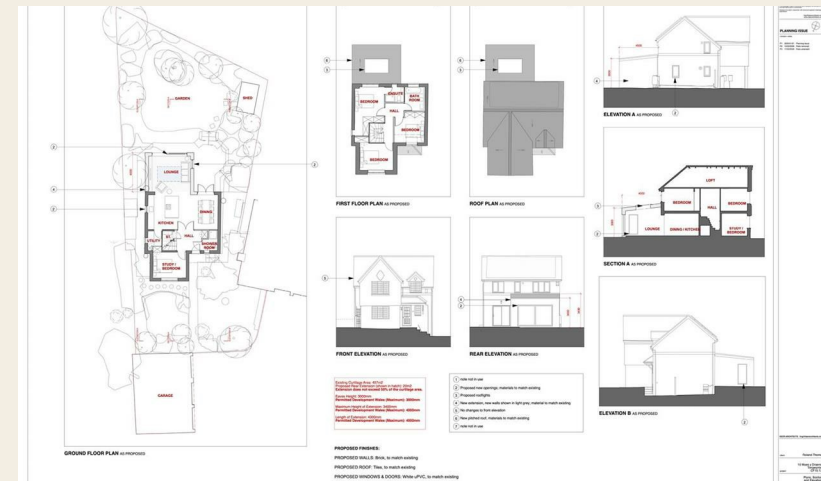


First Floor
Approx 52 sq m / 557 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Single storey rear extension to replace conservatory

Maes Y Draenog Tongwynlais Cardiff CF15 7JL

Permission Granted

Track Print

Received Fri 30 Jan 2026 Validated Mon 02 Feb 2026 Consultation Recommendation and/or Committee Decided Mon 23 Feb 2026

Details Comments (0) Constraints (13) Documents (9) Related Cases (1) Map

Summary Further Information Contacts Important Dates

Reference 26/00198/CLPUD
 Alternative Reference PP-14640933
 Application Received Fri 30 Jan 2026
 Application Validated Mon 02 Feb 2026
 Address ● Maes Y Draenog Tongwynlais Cardiff CF15 7JL
 Proposal Single storey rear extension to replace conservatory
 Status Decided
 Decision Permission Granted
 Decision Issued Date Mon 23 Feb 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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