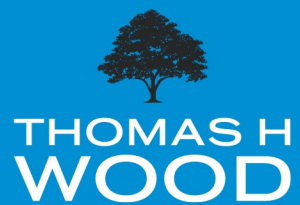




Market Street,  
Tongwynlais, Cardiff,  
CF15 7NS



Offers Over  
£230,000

3 Bedrooms  
House - Terraced

A spacious and well proportioned three bedroom mid terrace home, ideally positioned in the heart of the highly sought after village of Tongwynlais.

Offering generous accommodation throughout, this property presents an excellent opportunity for buyers seeking to modernise and create a home tailored to their own style. The layout is particularly appealing, with a full depth open plan living and dining room providing a bright and sociable space, complemented by a separate kitchen to the rear.

Upstairs, the property benefits from three genuine double bedrooms, a rarity for this style of home, along with a separate cloakroom to support family living.

Externally, the property offers a low maintenance rear garden, ideal for those seeking outside space without ongoing upkeep.

Perfectly positioned for access to the A470 and M4, the property also enjoys close proximity to the Taff Trail and Castell Coch, making it ideal for commuters and those who value outdoor lifestyle.



### ENTRANCE HALLWAY

A traditional entrance accessed via wood panelled door with glazed upper section. A welcoming space with access through to the main reception room.

### LOUNGE AND DINING ROOM

21'1" x 14'9"

A spacious open plan reception room running the full depth of the property. A bright and versatile space with front aspect window and clear definition for both seating and dining areas. Stairs rising to the first floor.

### KITCHEN

13'10" x 9'10"

A generous kitchen positioned to the rear, fitted with a range of wall and base units with work surfaces to multiple sides. Offering excellent space and clear scope for modernisation. Side aspect window and access to rear lobby.

### REAR LOBBY

Providing access to the rear garden and ground floor shower room.



## Features

- Three Bedroom Mid Terrace Home In Sought After Village Location
- Three Well Proportioned Double Bedrooms
- Impressive Open Plan Living And Dining Room
- Ground Floor Shower Room And First Floor Cloakroom
- Enclosed Low Maintenance Rear Garden
- Generous Kitchen To Rear With Further Potential
- In Need Of Modernisation Offering Excellent Potential

### SHOWER ROOM

8'7" x 5'10"

Fitted with a three piece suite comprising shower enclosure, WC and wash hand basin with vanity storage. Obscure rear window and housing for combination boiler.

### FIRST FLOOR

#### LANDING

Split level landing providing access to all first floor rooms.



**BEDROOM ONE**

14'11" x 10'11"

A generous double bedroom positioned to the front aspect with two windows allowing for excellent natural light.

**BEDROOM TWO**

11'10" x 9'11"

A well proportioned double bedroom overlooking the rear aspect.

**BEDROOM THREE**

12'8" x 9'10"

A larger than average third bedroom, comfortably accommodating a double bed and offering excellent flexibility.

**CLOAKROOM**

5'10" x 5'0"

A useful addition comprising WC and wash hand basin with obscure window.

**OUTSIDE**

**FRONT**

Traditional terrace frontage set within this established and popular village setting.

**REAR**

A low maintenance paved rear garden with planted borders, providing a practical outdoor space ideal for relaxing or entertaining.

**TENURE**

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

**COUNCIL TAX**

Band E

**Information**

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 754.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: B



3 BEDROOMS



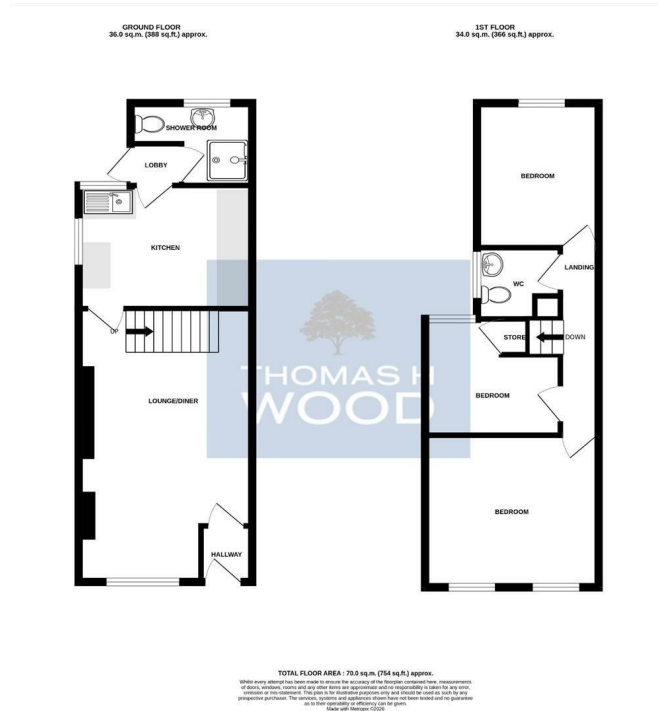
2 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: D



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	



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