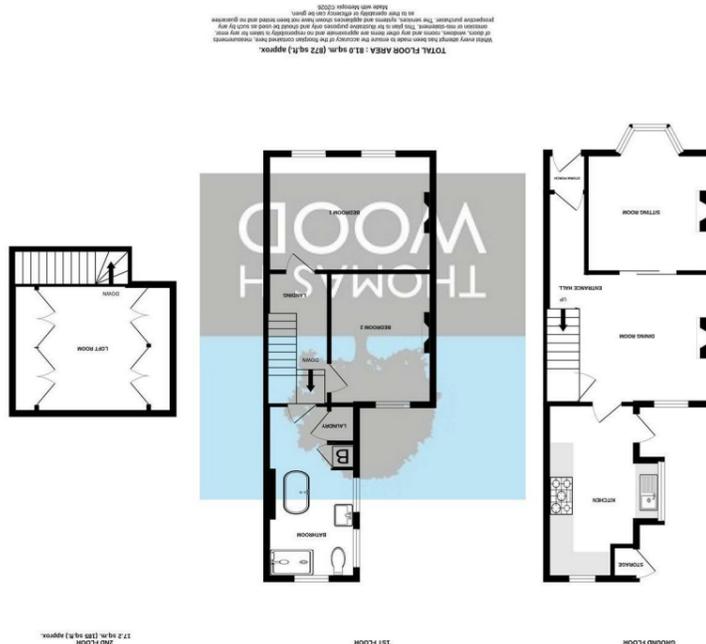


Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



To book a viewing call 02920 626252

thomashwood.com



Ironbridge Road,
 Tongwynlais, Cardiff,
 CF15 7NJ

Asking Price
£360,000

******TWO BEDROOM DETACHED COTTAGE WITH ATTIC ROOM****** A rare opportunity to purchase this beautifully presented two-bedroom detached cottage in the heart of Tongwynlais, fully refurbished in 2019 to an exceptional standard and a roof replacement in 2024. Offering a thoughtful blend of character charm and modern comforts, the property features two reception rooms, a stylish kitchen, a spacious four-piece bathroom, a versatile loft room, and a garden room—ideal as a home office or studio. Situated on the Taff Trail, you can walk/cycle/run into the city centre/Cardiff bay via the path at the bottom of the road.

Set within a peaceful village location near the historic Castell Coch and woodland walks, the home offers excellent connectivity to Cardiff and beyond, with superb local amenities just a short stroll away. Offered with no chain.



ACCOMMODATION

ENTRANCE HALL

Entered via a hardwood glazed door into a storm porch with original part-tiled walls, leading to a mosaic tiled hallway with stairs to the first floor and doors to the principal rooms.

LOUNGE

10'7" x 12'5"

Front aspect room with engineered oak flooring, large uPVC window with fitted blinds, painted walls, and a feature wood-burning stove with tiled hearth and exposed brickwork. A sliding pocket door adds both character and practicality.

DINING ROOM

11'6" x 10'11"

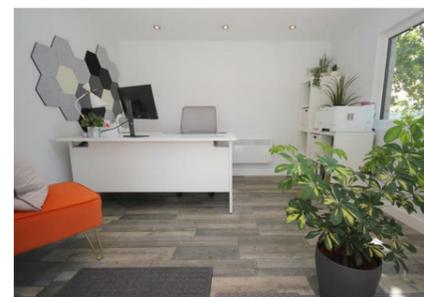
A charming rear-facing reception room with engineered oak flooring, smooth ceiling with coving, uPVC window with fitted blind, and a useful understairs storage cupboard.

KITCHEN

9'1" x 14'6"

A beautifully finished kitchen with tumbled limestone tiled flooring, metro brick tile splashbacks, and solid oak worktops. Integrated appliances include fridge/freezer, dishwasher, microwave, and oven. Features a range cooker, vertical radiator, ceramic 1.5 bowl sink, and uPVC windows to the side and rear. Door leads out to the rear garden.

FIRST FLOOR



Features

- REFURBISHED DETACHED COTTAGE
- TWO DOUBLE BEDROOMS
- SPACIOUS LOFT ROOM
- TWO RECEPTION ROOMS
- WOODBURNING STOVE & PERIOD FEATURES THROUGHOUT
- SOUGHT-AFTER VILLAGE LOCATION NEAR CASTELL COCH AND LOCAL WALKS
- CLOSE TO EXCELLENT PUBLIC TRANSPORT LINKS
- CLOSE TO HIGHLY REGARDED SCHOOLS
- CLOSE TO EXCELLENT LOCAL AMENITIES

LANDING

Accessed via a carpeted staircase to a split-level landing with doors to bedrooms and bathroom. Staircase continues to the loft room.

BEDROOM ONE

14'4" x 10'2"

A generously sized master bedroom with exposed wood flooring, original fireplace, alcove storage, painted walls, smooth ceiling with coving, and uPVC window to the front.

BEDROOM TWO

8'7" x 11'0"

A comfortable double bedroom with stripped wooden flooring, original cast-iron fireplace, alcove shelving and storage, painted walls, and uPVC window to the rear.



BATHROOM

6'10" x 14'4"

A stylish and spacious four-piece suite comprising a freestanding bath with chrome handheld shower, separate shower cubicle with glazed screen, pedestal wash basin, and low-level WC. Finished with tiled flooring, painted walls, spotlights, coving, and a uPVC window to the side. Two built-in cupboards—one housing a Worcester combi boiler, the other plumbed for washing machine and tumble dryer.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band E

SECOND FLOOR

LOFT ROOM

11'2" x 13'3"

A versatile additional space with carpeted flooring, exposed brickwork, exposed beams, eaves storage, painted walls, and roof window. Ideal as a third bedroom, office, or studio.

OUTSIDE

A well-maintained rear garden with patio seating area, lawn, mature planting, and a garden room—perfect for use as a home office, gym, or workshop. Private and enclosed, offering a peaceful retreat in the heart of the village.

Office pod is fully insulated, heated and has access to WiFi. Constructed using pre-coloured weathered architectural hardwood that's maintenance free.

Side access through to the back of the property via a locked gate. The garden was landscaped in 2019.



-  3 BEDROOMS
-  1 BATHROOMS
-  2 RECEPTION ROOMS
-  ENERGY RATING: D

Information

- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 872.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

