

# Mill Road,

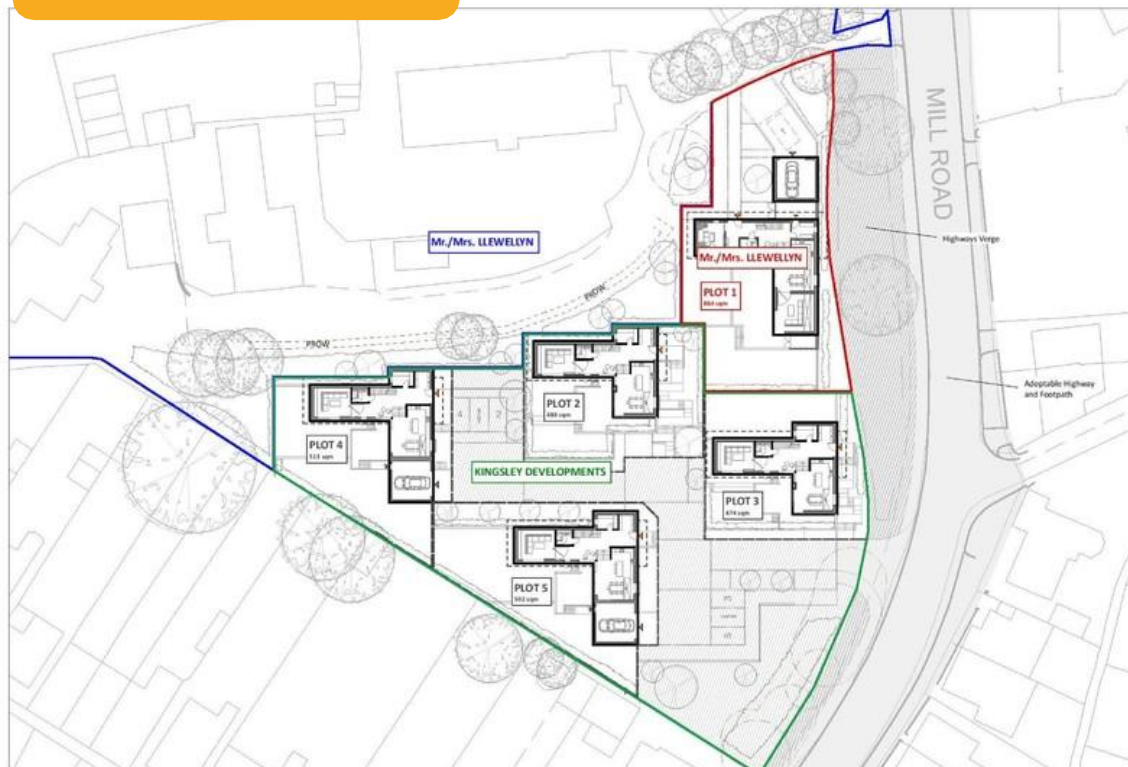
# Tongwynlais, Cardiff, CF15 7JP



Estate Agents and  
Chartered Surveyors

Guide Price

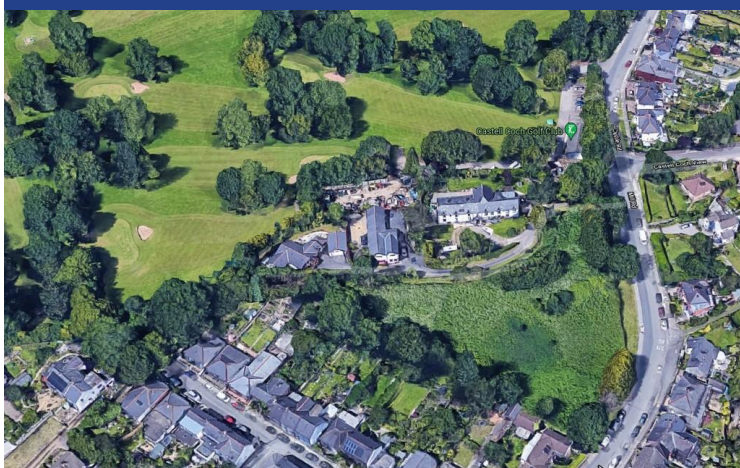
**£525,000**



**OWNERSHIP KEY:**

- Area in ownership of Mr./Mrs. Llewellyn.  
Access to be given to Kingsley Developments and contractors for the construction of dwellings and landscaping.  
Post completion access may be required for maintenance of plots 2 and 4. All other maintenance of this area to be by landowner.
- Plot 1 to be retained in ownership of Mr./Mrs. Llewellyn.  
Access to be given to Kingsley Developments and contractors for the construction of dwellings and landscaping.
- Area to be transferred to Kingsley Developments

Scale: 1:500 @A4



**HOUSETYPE A**

**LEGEND**

**MILL ROAD, TONGWYNLAIS**

Building Plot / Land



# Property Description

MGY are pleased to offer this superb residential development opportunity comprising four building plots situated on the outskirts of Cardiff on Mill Road, Tongwynlais, The proposed development is offered with FULL PLANNING PERMISSION (subject to signing the S106) (planning no. 21/01258/MNR) for four contemporary detached dwellings of over 2,300 sq.ft. with driveway and two with garage, but the site previously had outline planning for four traditional style properties. The site measures approximately 0.8 acres (0.32 hectares) and there may be an additional plot (plot 1) available by separate negotiation. We are advised of the additional Section 106 payment circa £214,000 in addition to the asking price. Four plots to be sold together, not individually. Full suite of technical drawings available on request. For further information please contact our Radyr branch.

Tenure Freehold

Council Tax Band N/A

Floor Area Approx N/A

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is in the popular village of Tongwynlais which is well situated for links to the A470 and M4 motorway. Local amenities include a shop, chemist, golf club, primary school, public houses and hairdressers. Tongwynlais is also within proximity to Castell Coch and the Taff Trail. Catchment for Whitchurch, Radyr, Bishop of Llandaff Secondary schools.

## LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

## PLANNING INFORMATION

Full information can be found at planning application:  
21/01258/MNR.

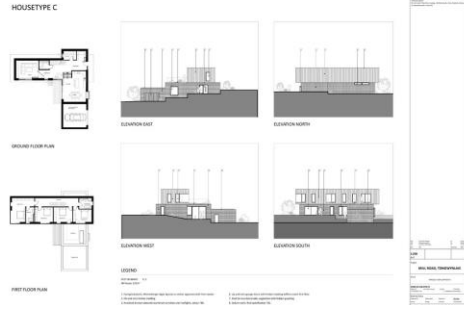
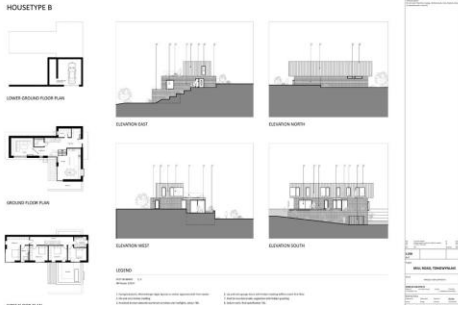
or click the following council planning website link:

[https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=\\_CARDIFF\\_DCAPR\\_135258&activeTab=summary](https://planningonline.cardiff.gov.uk/online-applications/applicationDetails.do?keyVal=_CARDIFF_DCAPR_135258&activeTab=summary)

## TENURE

Freehold

# Mill Road, Tongwynlais, Cardiff, CF15 7JP



Project Name		Project No.	
Project		Project No.	
<b>MILL ROAD</b>			
Client: Kinglipsis Developments			
Architect: EDWARD ARCHITECTS			
Scale: 1:500			
Date: 01.06.2021			



# Mill Road, Tongwynlais, Cardiff, CF15 7JP

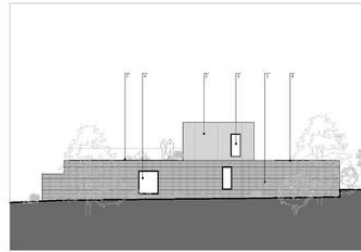
## HOUSETYPE A



### GROUND FLOOR PLAN



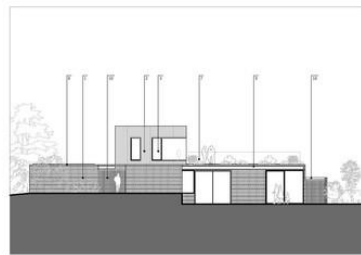
### FIRST FLOOR PLAN



ELEVATION EAST



ELEVATION NORTH



ELEVATION WEST



ELEVATION SOUTH

### LEGEND

PLOT NUMBER: 1  
48 House, 240sq'

- 1. Facing brickwork, Wienerberger Agita Special or similar approved with lime mortar
- 2. Hi&mi and mix timber cladding
- 3. Anodised bronze coloured aluminium windows and rooflights, colour TBC
- 4. Projecting frameless glass bay window
- 5. Entrance door with glazed element, colour TBC
- 6. Up and over garage doors with timber cladding infill to match first floor
- 7. Roof terrace balustrade: vegetation with hidden guarding
- 8. Sedum roof, first specification TBC
- 9. Metal roller shading, colour to match window frames
- 10. External storage with hi&mi and mix timber gates

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Scale	1:200
Project	MILL ROAD, TONGWYNLAIS
Client	KNOLLY DEVELOPMENTS
Architect	BEWMAN ARCHITECTS
Project Name	MILL ROAD, TONGWYNLAIS
Project No.	1000
Project Date	10/10/2023
Project Status	Final
Project Location	Cardiff
Project Type	Residential
Project Phase	Architectural
Project Team	HouseType A
Project Number	1000
Project Name	MILL ROAD, TONGWYNLAIS
Project No.	1000
Project Date	10/10/2023
Project Status	Final
Project Location	Cardiff
Project Type	Residential
Project Phase	Architectural

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**Radyr** 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



**mgyc.co.uk**

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