



**25 QUEEN STREET**  
**TONGWYNLAIS**  
**CARDIFF CF15 7NL**

ASKING PRICE OF  
**£310,000**



**END OF TERRACE PROPERTY**



**2**



**1**



**1**



**1**

**\*\* SPACIOUS TWO DOUBLE BEDROOM  
END TERRACE \*\* NO CHAIN \*\* A**  
traditional, spacious and well presented two  
double bedroom family home in the sought  
after village of Tongwynlais with access to  
excellent transport links close by,  
picturesque walks and local amenities.  
Entrance hallway, large lounge and diner  
opening to the spacious kitchen and  
breakfast room with patio doors to the rear  
garden. To the first floor are two double  
bedrooms, primary bedroom with a range of  
fitted wardrobes and there is a sizeable  
family bath and shower room. Gas central  
heating. Low maintenance paved patio  
garden, rear garage/storage. No chain. EPC  
Rating: E

#### 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, Ysgol Gyfun Plasmawr Secondary schools.

#### ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the entrance hallway. Staircase to first floor. Radiator.

#### LOUNGE AND DINER

23' 5" x 11' 2" (7.15m x 3.42m)  
An excellent sized reception with windows to front and rear. Feature fireplace. Under stairs storage cupboard. Two radiators. Opening to the kitchen and breakfast room.

#### KITCHEN AND BREAKFAST ROOM

24' 3" x 7' 9" (7.40m x 2.38m)  
Well appointed along two sides in light finish panelled fronts beneath round nosed laminate worktop surfaces. Inset 1.5 bowl stainless steel sink. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Matching range of eye level wall cupboards. Windows to rear and side. Patio doors to rear garden. Quality wood flooring throughout. Ample space for large family breakfast table. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 933 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### FIRST FLOOR

##### LANDING

With staircase to first floor. Access to roof space. Doors to all rooms

##### BEDROOM ONE

14' 9" x 12' 4" (4.52m x 3.76m)  
Two windows overlooking Queen Street, an excellent sized primary bedroom. Large range of fitted wardrobes along one side. Radiator.

##### BEDROOM TWO

11' 1" x 7' 10" (3.40m x 2.41m)  
With window to side, a second double bedroom. Radiator.

##### FAMILY BATH AND SHOWER ROOM

8' 2" x 8' 2" (2.49m x 2.49m)  
Modern white suite comprising low level wc, low level wc, tiled bath with shower mixer tap, large shower cubicle with glass fronted screen and twin head chrome shower above. Full wall tiling. Tiled flooring. Recessed spotlights. Obscured glass window to rear. Heated towel rail.

#### OUTSIDE

##### REAR GARDEN

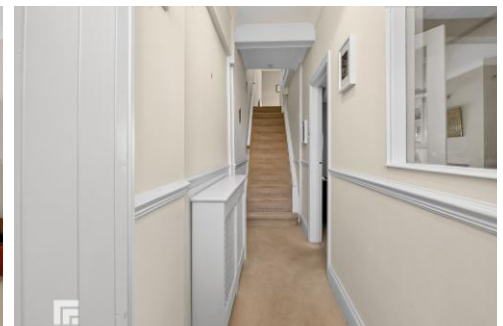
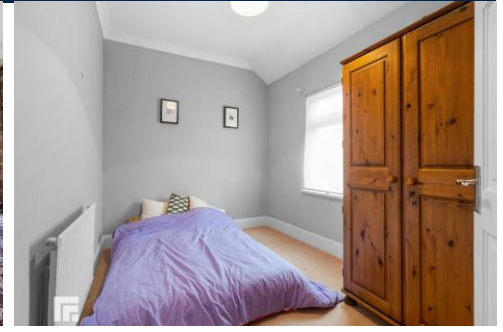
Enjoying a southerly aspect westerly aspect. A delightful rear garden with paved patio and neat borders of plants, shrubs and low level trees. Outside tap. Outside light. Access to rear garage/storage.

##### GARAGE/STORAGE

13' 11" x 9' 5" (4.25m x 2.88m)  
With double opening timber doors giving rear lane access. Power and lighting. Door to garden. Window to garden.



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GROUND FLOOR  
499 sq.ft. (46.4 sq.m.) approx.

1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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