



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

ASKING PRICE OF  
**£275,000**



**MID TERRACE PROPERTY**



**2**



**1**



**1**



**1**

**\*\* TRADITIONAL TWO DOUBLE BEDROOM MID TERRACE FAMILY HOME**  
**\*\* SOUTH WEST FACING REAR GARDEN**  
**\*\* A bright and spacious, traditional two double bedroom family home in the sought after village of Tongwynlais, with easy access to amenities and transport links. Large open plan lounge and diner with fitted cast iron wood burner, neat fitted kitchen. To the first floor are two double bedrooms and a sizeable family bath & shower room with freestanding bath and corner shower. Gas central heating. Double glazed windows. South westerly facing rear garden with lawn and paved patio. EPC Rating: D**

#### 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

Approached via a uPVC entrance door leading to the entrance porchway. Wood panelled door to lounge and diner.

#### LOUNGE AND DINER

22' 6" x 15' 2" (6.87m x 4.64m)

An excellent sized reception with open plan living and dining space. Fitted cast iron wood burner to chimney recess with slate hearth and wood beam above. Staircase to first floor. Laminate flooring. Windows to front and rear. Front window with half fitted shutter. Understairs storage. Door to kitchen.

#### KITCHEN

10' 1" x 9' 0" (3.08m x 2.75m)

Well appointed along three sides in woodgrain finish panelled fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central heating boiler. Windows to rear and side. Door to rear garden. Radiator.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 905 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

#### FIRST FLOOR

##### LANDING

Approached via full turning staircase leading to a central landing area. Access to part boarded roof space with lighting via a drop down ladder.

##### BEDROOM ONE

15' 1" x 10' 9" (4.61m x 3.30m)

With two windows to front, an excellent sized primary bedroom. Radiator.

##### BEDROOM TWO

11' 0" x 9' 6" (3.36m x 2.91m)

Aspect to rear, a second double bedroom. Radiator.

##### FAMILY BATH AND SHOWER ROOM

9' 4" x 8' 11" (2.87m x 2.74m)

Modern white suite comprising low level wc, wash hand basin, corner shower cubicle and free standing roll top bath with central taps and shower mixer. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to side. Chrome heated towel rail.

##### OUTSIDE

##### REAR GARDEN

A delightful rear garden enjoying a south westerly facing aspect. Hardstand relaxation area leading onto an area of lawn with additional rear paved patio. Timber storage shed. Timber gate with rear lane access.



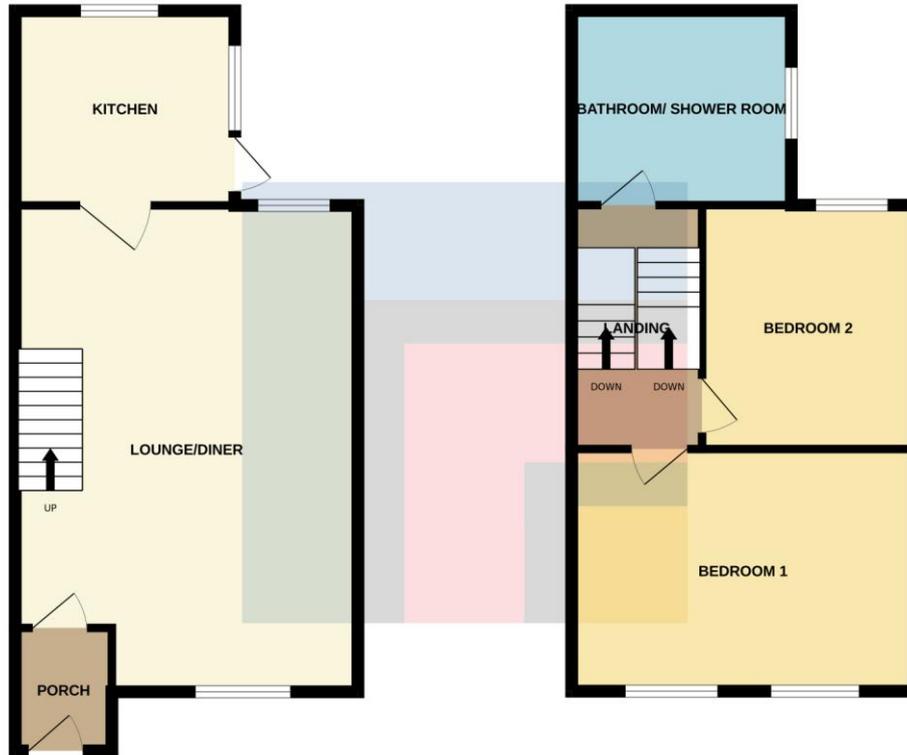
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GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

FIRST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 905 sq.ft. (84.1 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		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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