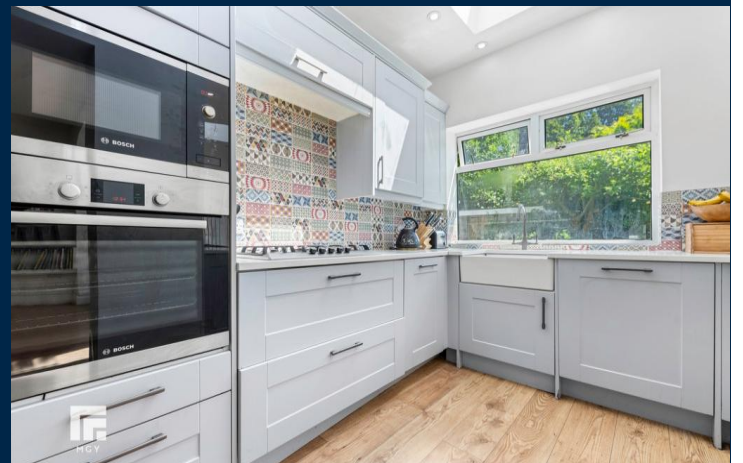




42 MILL ROAD  
TONGWYNLAIS  
CARDIFF CF15 7JP

ASKING PRICE OF  
**£425,000**



## SEMI-DETACHED HOUSE



4



2



3



2

**\*\* TRADITIONAL FOUR BEDROOM SEMI DETACHED FAMILY HOME \*\* SOUGHT AFTER LOCATION \*\* TRANQUIL REAR GARDEN \*\*** A spacious, traditional four bedroom semi detached family home in the sought after village of Tongwynlais, being a short distance from amenities and tranquil walks, enjoying views of Castel Coch. Entrance hallway with original tiled flooring and storage, bay fronted lounge with inset cast iron wood burner, open plan kitchen, diner and family room with modern fitted kitchen, utility room and ground floor shower room. To the first floor are three bedrooms and a modern family bathroom. To the second floor is a primary bedroom with ensuite shower room. Gas central heating. Double glazed windows. Southerly facing rear garden comprising paved patio and lawn. Low maintenance resin front. Garage. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1592 SQ.FT.**

**VIEWING: 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, Ysgol Gyfun Plasmawr Secondary schools.

#### **ENTRANCE HALLWAY**

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor with under stairs storage. Original black and white tiled flooring. Two radiators.

#### **LOUNGE**

14' 4" x 12' 5" (into bay) (4.39m x 3.81m)  
With bay fronted window, a good sized primary reception. Feature fireplace with inset cast iron wood burner, slate hearth and wooden surround. Original wood floor boarding. Radiator.

#### **KITCHEN, DINER AND FAMILY ROOM**

A delightful open plan kitchen, diner and family room with kitchen appointed along three sides in light panelled fronts beneath quartz worktop surfaces. Inset ceramic sink with worktop side drainer. Inset five ring gas hob. Integrated oven and microwave above. Integrated dishwasher. Matching range of eye level wall cupboards. Worktop breakfast bar area. Ample space for family seating and dining. Window to rear. Patio doors opening to the delightful rear garden. Laminate flooring. Two windows to rear pitch. Two radiators. Door to rear lobby.

#### **REAR LOBBY**

Open plan with utility room. Door to shower room. Door to garage.

#### **UTILITY ROOM**

6' 10" x 5' 10" (2.09m x 1.79m)  
With worktop to one side and shelving above. Plumbing for washing machine. Space for tumble dryer. Wall mounted 'Ideal Logic' combi gas central heating boiler. Window to rear.

#### **SHOWER ROOM**

Modern suite comprising low level wc, vanity wash basin with storage below. Shower cubicle. Obscured glass window. Heated towel rail

#### **FIRST FLOOR**

##### **LANDING**

Approached via a quarter turning staircase leading to the central landing area. Window to side. Additional staircase to second floor.

##### **BEDROOM TWO**

14' 2" x 12' 6" (into bay) (4.33m x 3.83m)  
With bay fronted window, enjoying Castel Coch views, a good sized second double bedroom. Radiator.

##### **BEDROOM THREE**

12' 7" x 11' 6" (3.84m x 3.51m)  
With window to rear, a third double bedroom. Radiator.

##### **BEDROOM FOUR**

7' 7" x 5' 11" (2.33m x 1.81m)  
Aspect to front, also enjoying Castle views. Original wood flooring. Radiator.

##### **FAMILY BATHROOM**

5' 9" x 5' 9" (1.77m x 1.76m)  
Modern white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap and swivel glass shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.



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## SECOND FLOOR

### LANDING

Approached via a full turning staircase leading to the second floor. Window to side. Door to primary bedroom.

### BEDROOM ONE

17' 8" x 15' 4" (5.41m x 4.68m)

An excellent sized primary reception with two windows to front enjoying Castle views. Additional window to rear. Eaves storage. Recessed spotlights. Radiator. Door to ensuite.

### ENSUITE SHOWER ROOM

Quality white suite comprising low level wc, vanity wash basin with storage below, large walk in black framed shower cubicle with matte black twin head shower. Full wall tiling. Recessed spotlights. Extractor fan. Obscured glass window to rear. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect. Delightful garden comprising paved patio leading onto an area of lawn with neat raised beds of plants and shrubs. Rear hedgerow boundary with five bar timber gate opening to the rear slow trickle stream. Brick built store.

### FRONT GARDEN

A beautifully presented resin laid front garden enclosed by block wall with double opening entrance gates. Open entrance archway access porch with resin floor leading to front door.

### GARAGE

14' 5" x 7' 6" (4.40m x 2.31m)

With twin wooden entrance doors. Two windows to side. Door to rear lobby and utility room.



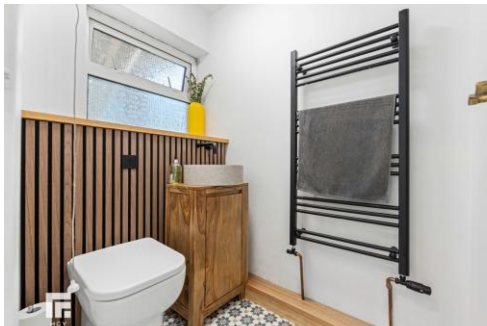
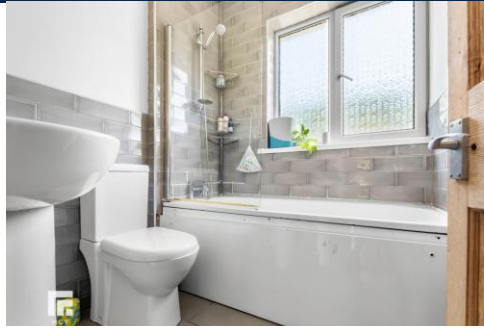
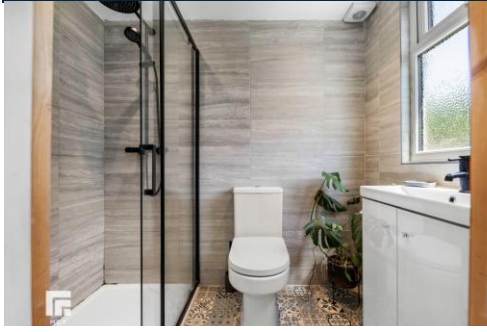


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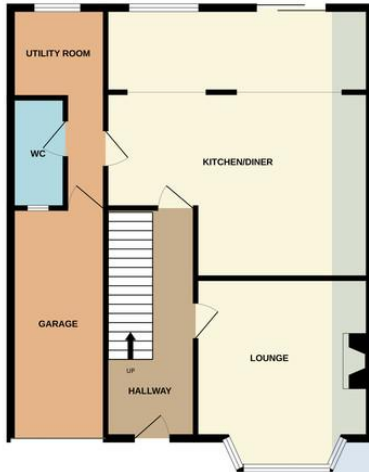


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GROUND FLOOR  
805 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

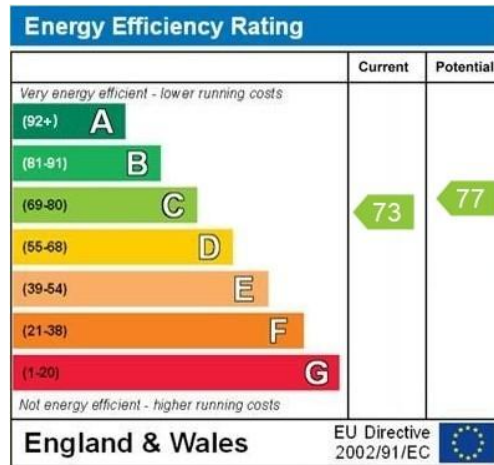


2ND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1592 sq.ft. (147.9 sq.m.) approx.

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**RADYR** 029 2084 2124

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



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