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TO LET

Glan-y-ffordd, Taffs Well, CF15 7SJ

Available NOW | Immaculate 2 Bedroom Mid Link Terrace | Redecorated throughout | Large Lounge
Stunning NEW Fitted Kitchen & NEW Fitted Family Bathroom | Off Road Parking for two cars
Ideal First Home | Close to Local Amenities | Professional Property | Viewing Highly Recommended



£1,000 PCM Unfurnished

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An ideal opportunity to rent this two bedroom terrace house set on a very popular road in Tass Well. The property briefly comprises entrance hallway, kitchen and lounge/diner. There are two bedrooms, and family bathroom to the first floor. Outside there is an enclosed rear garden and off road parking for two cars. Gas central heating.

This two bedroom semi detached house is located in a highly desirable area of just north of the city. The property has been decorated and refurbished to a high standard and comprises kitchen and lounge/diner to the ground floor, while upstairs are two double bedrooms and family bathroom. Externally there is a good size garden to the rear with paved patio and off street parking for two cars. This property is in excellent condition throughout having recently had a full make over and viewing is highly recommended. Available in NOW, Unfurnished.

The property provides a spacious and light lounge with an opening to a well appointed fitted NEW kitchen and with space for all your appliances. A White modern bathroom suite with shower over, two double bedrooms, gas heating with combination boiler, double glazing. The property would be an ideal home for a professional couple.

Located close to the City Centre, the property also benefits from local shops and amenities near-by, together with excellent transport links. This is an excellent opportunity to rent a refurbished home within easy reach of Cardiff. An internal inspection is highly recommended.

A MUST SEE PROPERTY!!!!

The Accommodation comprises

Entrance.

6'5" x 5'1" (1.96m x 1.54m)

Via Upvc front door, painted walls, with plastered ceiling with tiled flooring, and window to the front, hooks for your coats.

Living Room.

12'1" x 14'8" (3.66m x 4.47m)

Entered via hallway, the lounge is laid with new laminate wooden flooring with a wall mounted radiator offering ample heating on those

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cold winter nights, power sockets, T.V point and two uPVC double glazed window overlooking the front garden. The living space provides space for a sofa and a dining table if so wished. This is an ideal space for the new tenants to relax and enjoy quality time together. Stairs within the room rise to the first floor.

From the living room a door open through into the Kitchen,

Kitchen.

12'1" x 8'3" (3.66m x 2.52m)

Painted walls, plastered ceiling, with Laminate wooden flooring, this NEW stylish kitchen has ample storage. Double glazed uPVC window to the rear and door leading out to the rear garden and small patio. White walls with wall and base kitchen units with complementary work surface over and tiled splash back. Sink and drainer with mixer tap. Four ring hob, single electric oven, space for a fridge/freezer and a washing machine (not included).

Breakfast area. A great use of space providing the ideal spot for a quick bite to eat.

Stairs rise from the first floor from the lounge, to both bedrooms and family bathroom.

Bedroom 1.

12'1" x 10'10" (3.66m x 3.31m) [max]

Painted walls, plastered ceiling. Double glazed uPVC window to front. Single radiator panel. NEW fitted carpet, with space for all your storage needs with a built in cupboard over the stairs.

Bedroom 2.

12'1" x 8'2" (3.66m x 2.50m) [max]

Painted walls, plastered ceiling. Double glazed uPVC window to rear. Single radiator panel with fitted carpet, with space for a wardrobe.

Family Bathroom.

5'7" x 6'5" (1.70m x 1.95m)

All New modern there piece white suite with vanity unit housing a wash hand basin, panelled bath, mains shower a fully aqua boarded bathroom, making it easy to keep clean. Vinyl flooring. Separate Low level W.C.

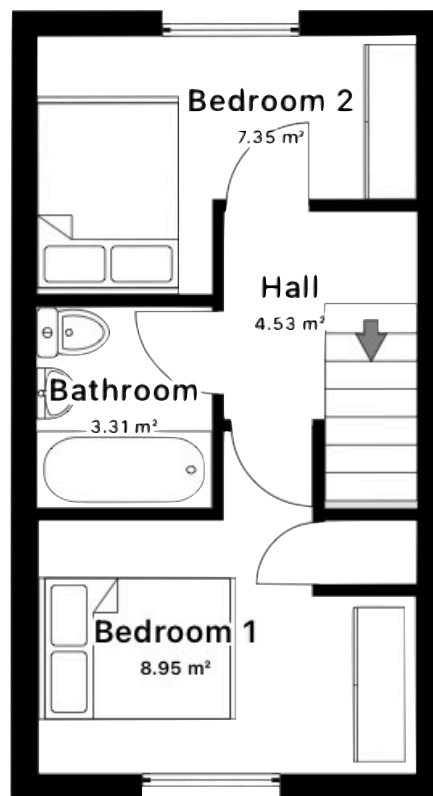
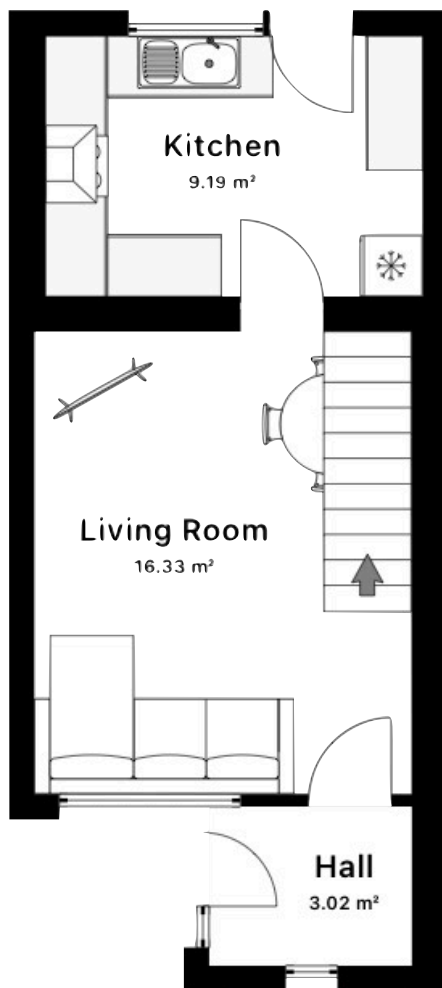
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Outside

An enclosed garden with a small paved patio area directly outside the rear door from the kitchen, provides the perfect spot for some Al fresco dining with the remaining garden predominantly laid to lawn with wooden boundary fences to one side and brick built wall to the other. The front of the property has two driveways with off street parking for two cars. The front gardens are predominately lawned.

Energy Performance Certificate.	D	Rent Smart Wales Agent number Licence Number	#A2-000-01474 #LR-75016-17052
Council Tax Band	D	Client Money Protection Membership Number	CMP008972
Rent Smart Wales property Licence Registration	RN-72191-22783	Property Ombudsman Membership Number	T02263



Floorplan

Entrance
6'5" x 5'1" (1.96m x 1.54m)

Living Room.
12'1" x 14'8" (3.66m x 4.47m)

Kitchen.
12'1" x 8'3" (3.66m x 2.52m)

Bedroom 1.
12'1" x 10'10" (3.66m x 3.31m) [max]

Bedroom 2.
12'1" x 8'2" (3.66m x 2.50m) [max]

Family Bathroom.
5'7" x 6'5" (1.70m x 1.95m)

Total floor space 52 metre square

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