

Call us on 02920 026213 or email us on viewings@move2here.co.uk to arrange a viewing of your next home



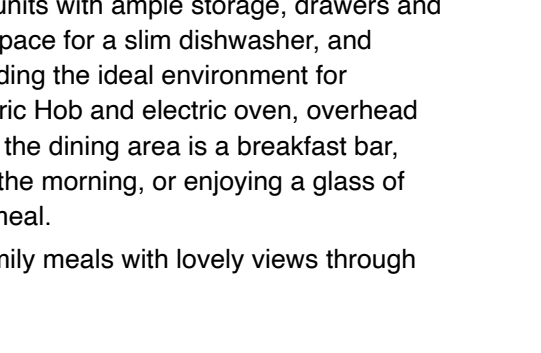
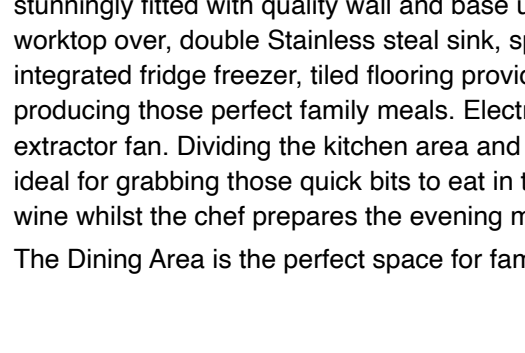
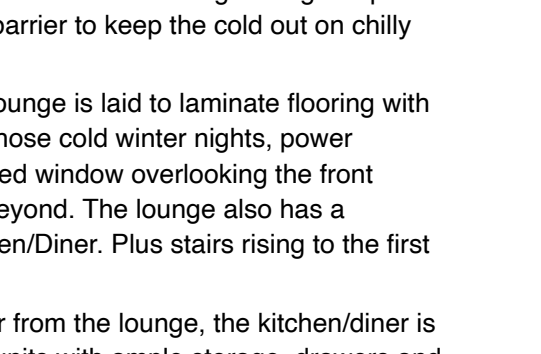
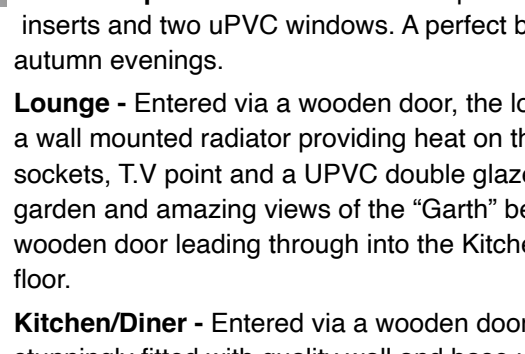
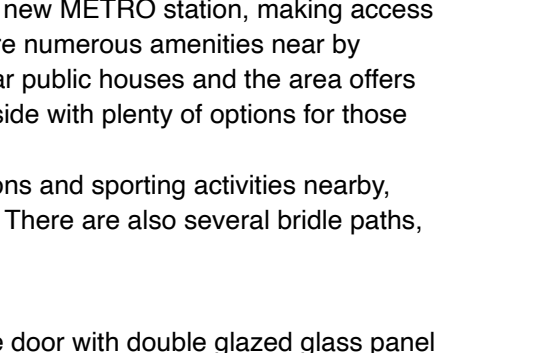
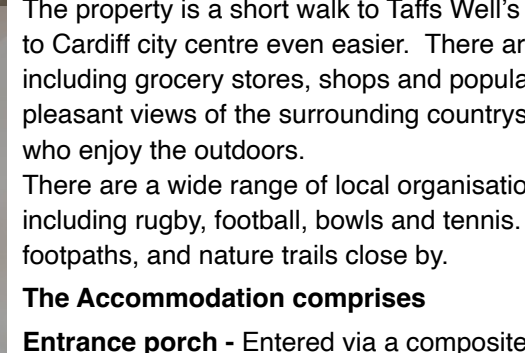
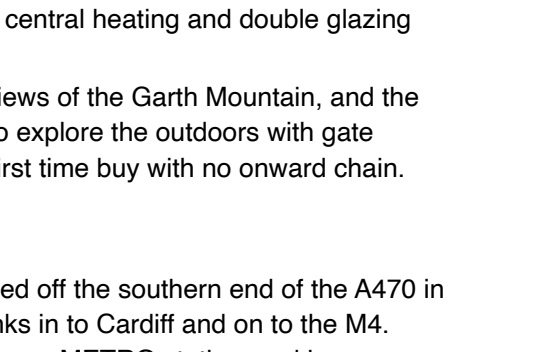
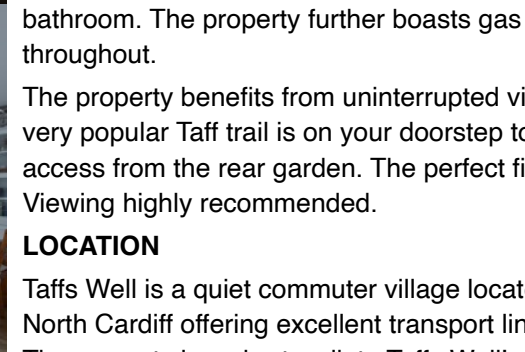
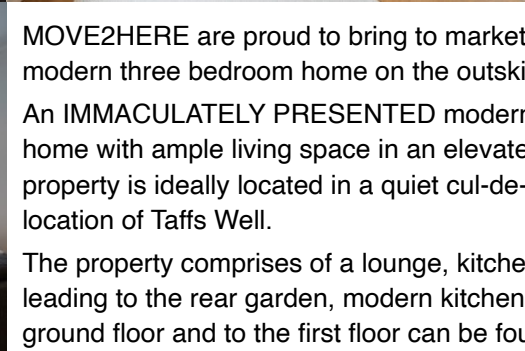
Semi-Detached, 3 Bedroom Home, Ty Rhiw, Taffs Well, Cardiff, CF15 7RW

NO ONWARD CHAIN | ELEVATED POSITION WITH STUNNING VIEWS | QUIET LOCATION
TRANSPORT LINKS TO CARDIFF | KITCHEN/DINER | MODERN REFITTED KITCHEN |
DOWNSTAIRS W.C. | LARGE SECLUDED REAR GARDEN BACKING ONTO THE TAFF TRAIL
PEACEFUL LOCATION IN A CUL DE SAC | IDEAL FIRST TIME PURCHASE | EPC: D
VIEWING HIGHLY RECOMMENDED



Offers in Region of £240,000

Ty Rhiw, Taffs Well, Cardiff, CF15 7RW



MOVE2HERE are proud to bring to market this BEAUTIFULLY PRESENTED modern three bedroom home on the outskirts of the popular village of Taffs Well. An IMMACULATELY PRESENTED modern three bedroom semi-detached home with ample living space in an elevated position with stunning views. This property is ideally located in a quiet cul-de-sac in the sought after village location of Taffs Well.

The property comprises of a lounge, kitchen/dining room with glazed door leading to the rear garden, modern kitchen, utility room and cloakroom to the ground floor and to the first floor can be found three bedrooms and a family bathroom. The property further boasts gas central heating and double glazing throughout.

The property benefits from uninterrupted views of the Garth Mountain, and the very popular Taff trail is on your doorstep to explore the outdoors with gate access from the rear garden. The perfect first time buy with no onward chain. Viewing highly recommended.

LOCATION

Taffs Well is a quiet commuter village located off the southern end of the A470 in North Cardiff offering excellent transport links in to Cardiff and on to the M4.

The property is a short walk to Taffs Well's new METRO station, making access to Cardiff city centre even easier. There are numerous amenities near by including grocery stores, shops and popular public houses and the area offers pleasant views of the surrounding countryside with plenty of options for those who enjoy the outdoors.

There are a wide range of local organisations and sporting activities nearby, including rugby, football, bowls and tennis. There are also several bridle paths, footpaths, and nature trails close by.

The Accommodation comprises

Entrance porch - Entered via a composite door with double glazed glass panel inserts and two uPVC windows. A perfect barrier to keep the cold out on chilly autumn evenings.

Lounge - Entered via a wooden door, the lounge is laid to laminate flooring with a wall mounted radiator providing heat on those cold winter nights, power sockets, T.V point and a UPVC double glazed window overlooking the front garden and amazing views of the "Garth" beyond. The lounge also has a wooden door leading through into the Kitchen/Diner. Plus stairs rising to the first floor.

Kitchen/Diner - Entered via a wooden door from the lounge, the kitchen/diner is stunningly fitted with quality wall and base units with ample storage, drawers and worktop over, double Stainless steel sink, space for a slim dishwasher, and integrated fridge freezer, tiled flooring providing the ideal environment for producing those perfect family meals. Electric Hob and electric oven, overhead extractor fan. Dividing the kitchen area and the dining area is a breakfast bar, ideal for grabbing those quick bits to eat in the morning, or enjoying a glass of wine whilst the chef prepares the evening meal.

The Dining Area is the perfect space for family meals with lovely views through

Ty Rhiw, Taffs Well, Cardiff, CF15 7RW



the patio door over the rear garden. The uPVC double glazed door leading to the rear garden, allows you to welcome the outdoors in, whilst enjoying your family meals on those warm Summer evenings. The room has tiled flooring, a wall mounted radiator and electrical sockets.

Utility Room - Space for your washing machine and tumble dryer, plus extra storage. Access to the side of the property via a glazed uPVC door.

Cloakroom - With two piece modern white suite comprising a low level toilet, wash basin and a wall mounted radiator and obscured glazed window to the side.

First Floor Landing - Stairs rising from the lounge, fitted carpets, doors to all first floor rooms and loft hatch.

Bedroom 1 - An extremely attractive Master double bedroom, to the front, TV point and uPVC double glazed window over looking stunning views. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With space for a double wardrobe and two chests of drawers and radiator. With uninterrupted views of the Garth mountain.

Bedroom 2 - Double bedroom, window to rear, with pendant lighting. With space for a double wardrobe, (currently used as a child's bedroom).

Bedroom 3 - Another bedroom, window to front. An ideal guest bedroom, Childs nursery or a perfect study, which it's currently being utilised for.

Family Bathroom - A well-proportioned stylish family bathroom with fully tiled walls and flooring, panelled bath and shower over, toilet, hand wash basin, obscure uPVC double glazed window to the rear, and wall mounted radiator.

Externally

Outside Front - Open plan frontage - Shared steps leading to entrance. Area laid to lawn with a side gate which gives access to the rear garden. Beautiful uninterrupted views of the Garth mountain to enjoy.

Rear Garden - An excellent size multi level rear garden awaits you with wooden fence boundaries. Immediately outside the patio doors is a paved patio with the lawned grass area to the rear of the garden, perfect for children to enjoy warm summer evenings with a mature garden that has been lovingly created by the present owners, Towards the rear of the garden lies a gate leading up to Taff trail and woodland beyond, ideal for those small children to explore or the family pet of the property to enjoy.

The tiered patios provide the perfect spot for Summer bbq's and al fresco dining. Home also to the outside shed and children's trampoline.

Wooden gate leading to the front garden. Separate hot water and cold water tap. Storage shed to side. Low maintenance garden.

SCHOOL CATCHMENT

| | |
|--------------------------|---------------------|
| Welsh Primary School | YGG Awel Taf |
| English Primary School | Ffynnon Taf Primary |
| Welsh Secondary School | Ysgol Garth Olwg |
| English Secondary School | Ysgol Afon Wen |



Ty Rhiw, Taffs Well, Cardiff, CF15 7RW

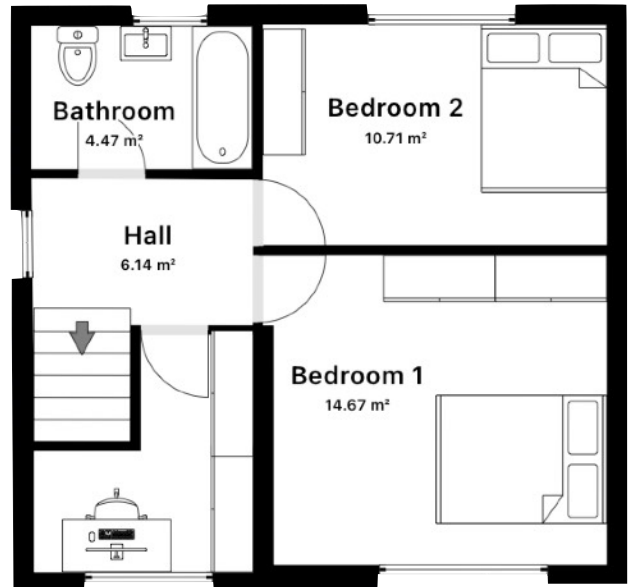


VIEWING - Strictly by appointment with the agents.

Tenure - We have been advised that this property is Freehold although this should be verified by the purchasers.

Council Tax - Band C

Energy Performance Certificate: D



| | | | |
|------------------|--------------------------------|-----------------|-----------------------------------|
| Floorplan | 926 Sq Feet (86 Metres Sq) | | |
| Hall | 7'1" x 4'3" (2.15m x 1.30m) | Bedroom 1 | 13'0" 12'1" (3.96m x 3.68m) |
| Living room | 20'10" x 12'2" (6.35m x 3.71m) | Bedroom 2 | 13'5" x 8'7" (4.09m x 2.62m) |
| Kitchen Diner | 20'10" x 8'6" (6.35m x 2.59m) | Bedroom 3/Study | 8'7" x 9'3" (2.69m x 2.82m) [max] |
| Utility | 3'7" x 8'0" (1.09m x 2.44m) | Bathroom | 8'8" x 5'7" (2.63m x 1.70m) |
| Downstairs WC | 3'7" x 4'11" (1.09m x 1.50m) | | |

Move2here Limited have not tested any apparatus, equipment, fitting or service and therefore cannot confirm that they are in working order. Any prospective buyer is advised to obtain verification from their solicitor/surveyor. These particulars do not constitute any part of an offer of contract. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. Any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars. All negotiations are to be conducted through move2here limited. Please note that nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical or otherwise or any other fixtures not expressly included from part of the property offered for sale.

In order to assist our buyers we offer a confidential independent mortgage advisor service without obligation or charge. Our mortgage specialist are available at any time see you at your convenience at your existing home.

In order to protect our vendors and also to provide them with as much information as we possible can, every offer that is made to move2here limited is subject to qualification. Mortgages are not available to people under the age of 18 and all mortars are subject to status and valuation. Remember any lender will require a charge on the property.