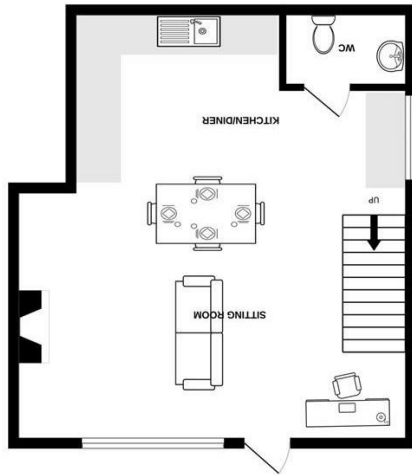
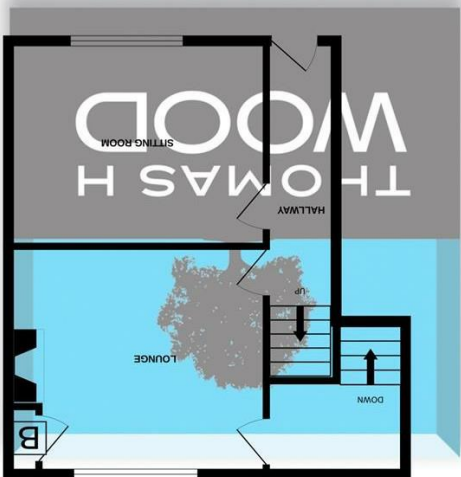


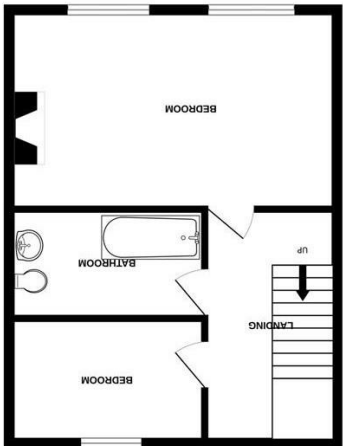
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GARDEN LEVEL



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
Current	Potential
61	84
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales	



CONTACT

EMAIL

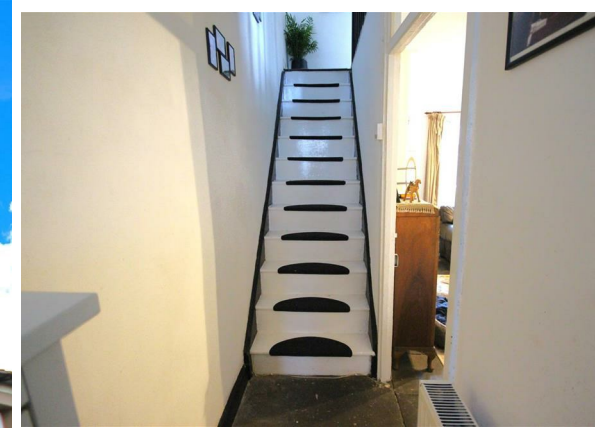
sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com



42 Cardiff Road,  
Taffs Well, Cardiff  
CF15 7QE

Asking Price £250,000  
House - Terraced  
3 Bedrooms

Tenure - Freehold

Floor Area - 1343.00 sq ft

Current EPC Rating - D61

Potential EPC Rating - B84

Thomas H Wood are pleased to bring to market this deceptively spacious three storey end of terrace property in Taffs Well. The property has a flexible layout that could suit multi-generational living and young families. The entrance level has two good size reception rooms that are currently used as a lounge and sitting room but could easily be adapted to a bedroom and possible kitchen. To the first floor there are two bedrooms and a family bathroom. At garden level there is a spacious open plan kitchen/sitting room/ diner that opens onto the garden. The property has an abundance of potential and must be viewed to be appreciated. Furthermore, the property has a delightful west facing garden, excellent transport links and close to the highly regarded schools. Viewings are recommended.

#### ENTRANCE

Via paved pathway leading to front door. Entered via uPVC obscure double glazed door to storm porch leading to a tiled hallway, doors to front sitting room/bedroom three, lounge and stairs to the first floor and garden level.

#### SITTING ROOM/BEDROOM THREE

4.07 x 2.92 (13'4" x 9'7")

(into alcove) A flexible space that currently operates as a sitting room but would work well as a bedroom. uPVC double glazed window overlooking the front aspect of the property. Radiator.

#### LOUNGE

3.75 x 3.70 (12'4" x 12'2")

Overlooking the rear aspect of the property uPVC double glazed window to rear. Feature fireplace housing gas fire. Cupboard housing combi boiler and additional storage below. Stairs to lower ground floor. Telephone and TV aerial points. Radiator.

#### FIRST FLOOR

Stairs raising to the first floor. Loft access and doors to bedrooms and bathroom.

#### BEDROOM ONE

2.89 x 4.71 (9'6" x 15'5")

A good size double bedroom overlooking the front aspect of the property. Dual aspect uPVC double glazed windows, original fireplace and radiator.

#### BEDROOM TWO

1.99 x 3.04 (6'6" x 10'0")

Overlooking the rear aspect of the property with uPVC double glazed window, radiator and delightful views of the garden and beyond.

#### BATHROOM

1.57 x 3.02 (5'2" x 9'11")

A three piece suite with bath and shower over and glazed shower screen. Low level WC, wash hand basin vanity unit and inset storage space.

#### GARDEN LEVEL/ LOWER GROUND FLOOR

Stairs leading to an excellent open plan kitchen/dining and sitting room. Storage cupboard. Space to accommodate a working home space. uPVC double glazed window to rear and door to rear garden.

#### KITCHEN

2.45 x 4.32 (8'0" x 14'2")

With a range of base units and fitted shelving incorporating stainless steel sink unit with drainer and mixer tap. Space for cooker, fridge/freezer, dishwasher and washing machine. Doors to wc. Open plan to;

#### SITTING ROOM

3.96 x 5.07 (13'0" x 16'8")

A good size reception room with ample space for sofas and dining table and chairs if desired. uPVC double glazed window to rear, plus double glazed door leading to the garden. Fitted multi fuel wood burner. TV aerial point. Radiator.

#### OUTSIDE

##### REAR GARDEN

A delightful and enclosed rear garden with views towards the Garth Mountain and farmers' fields. Laid to lawn with mature shrub and tree borders. Paved seating area. Brick built storage, plus wooden shed. Side gate to lane and front of property. \* Please note there is a right of way and shared access to the lane.

##### FRONT

On road parking. Pathed pathway to front door. Side lane access to rear garden.

##### TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

##### COUNCIL TAX

Band C

##### EPC

Energy Rating D



