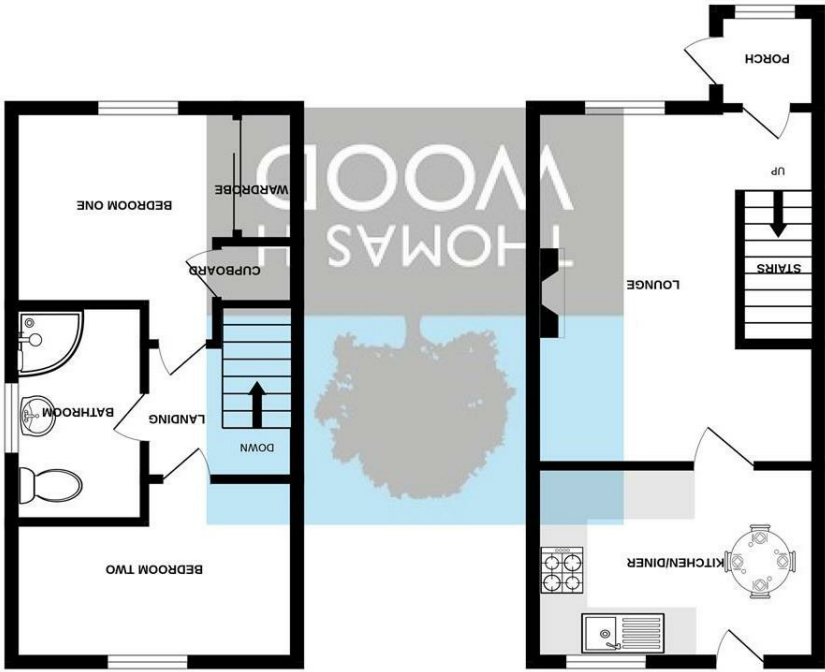


While every effort has been made to ensure the accuracy of the boundary of the property, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The plan is an indicative proposal and should be used as a guide only. The network, systems and appliances shown have not been visited and no guarantee is made as to their operability or efficiency. See the EPC for more details. Map data ©2024

TOTAL FLOOR AREA : 52.3 sq.m. (563 sq.ft.) approx.



GROUND FLOOR : 26.6 sq.m. (288 sq.ft.) approx.

1ST FLOOR : 25.6 sq.m. (275 sq.ft.) approx.

Energy Efficiency Rating	
Potential	Current
91	74
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC
England & Wales

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42 Glan-Y-Ffordd,
Taffs Well, Cardiff
CF15 7SJ

£195,000
House - End Terrace
2 Bedrooms

Tenure - Freehold

Floor Area - 563.00 sq ft

Current EPC Rating - C74

Potential EPC Rating - B91

A two double bedroom property set on Glan Y Ffordd in Taffs Well. The property is an ideal first time buyers' home and would also make an excellent rental property. There is a delightful rear garden, and the property is conveniently located close to both the A470 and Junction 32 of M4 motorway. The property enjoys the benefits of a modern combination boiler, UPVC double glazing and driveway to the front providing ample off road parking. The property briefly comprises, porch, lounge and kitchen to the ground floor. To the first floor, there are two double bedrooms and a bathroom. The property is offered for sale with no onward chain.

LOUNGE

3.62m x 4.53m (11'10" x 14'10")

Via a generous internal porch to a good sized lounge with stairs rising to first floor. Double glazed uPVC window to front. With carpeted floor, painted walls and textured ceiling. Feature electric fireplace. Radiator panel with TRV.

KITCHEN DINER

3.63m x 2.51m (11'10" x 8'2")

With a range of wall and base kitchen units with contrasting work surfaces over. Double glazed uPVC window to rear aspect. Space and plumbing for fridge/ freezer and washing machine. Gas hob and electric oven. Painted walls and textured ceiling with laminate flooring.

LANDING

Via carpeted staircase to landing with painted walls and textured ceiling, doors to all rooms and loft hatch.

BEDROOM ONE

3.62m x 2.45m (11'10" x 8'0")

A generous double bedroom overlooking the front aspect of the property with carpeted floor, painted walls and textured ceiling. Double glazed uPVC window to front aspect. Radiator panel with TRV. Cupboard and fitted wardrobe.

BEDROOM TWO

3.64m x 2.53m (11'11" x 8'3")

(into airing cupboard) A further good size bedroom with carpeted floor, painted walls and textured ceiling. Double glazed uPVC window to rear aspect. Radiator panel with TRV. Airing cupboard housing a modern Baxi combination boiler.

BATHROOM

1.94m x 1.69m (6'4" x 5'6")

A three piece suite comprising pedestal basin with chrome taps, low level WC and shower enclosure. Double glazed uPVC window to side aspect. Radiator panel with TRV.

OUTSIDE

FRONT

Driveway with off road parking space. Lawn area and mature hedgerow. Gated access to rear garden. Path to main entrance via porch.

REAR

A delightful rear garden with patio area to lawn and further patio area to rear. Well stocked borders and raised beds. Timber fencing and gated access to front.

TENURE

This property is understood to be Freehold - This will be verified by the purchasers' solicitor.

COUNCIL TAX

BAND: C



