

# Glan-Y-Ffordd

TAFFS WELL, CARDIFF, CF15 7SL

**ASKING PRICE £195,000**

**Hern &  
Crabtree**





# Glan-Y-Ffordd

Located in the highly desirable village of Taffs Well, Cardiff, this charming two-bedroom end-of-terrace home offers the perfect balance of outdoor adventure and convenient village living. Situated within close proximity to the Taff Trail and just a short walk to Garth Hill, outdoor enthusiasts will appreciate the abundance of scenic walks and nature on the doorstep.

This property is also ideally located for everyday amenities, with easy access to the A470, Taffs Well Train Station, and nearby bus links, ensuring excellent transport connections to Cardiff and beyond. Families will also benefit from the proximity to the local primary school.

With its prime location, this home is perfect for those who enjoy an active lifestyle while still being close to essential services and transport links. Whether you're looking for a peaceful retreat or a base for exploring the surrounding countryside, this delightful home offers an excellent opportunity to enjoy the best of both worlds.



# 562.00 sq ft

## Entrance

Double glazed composite doors into the kitchen.

## Kitchen

12'4 x 6'9

Double glazed composite entrance doors. Double glazed windows to the rear, wall and base units with laminate work tops over, composite sink and drainer, tiled splash back, integrated 'Neff' five ring gas hob, integrated oven and grill. Space and plumbing for washing machine, space for fridge freezer. Tiled floor.

## Living Room / Diner

12'4 x 15'9

Composite entrance door to the side with obscure glazed panels. Double glazed windows to the front, coved ceiling, vertical radiator, laminate flooring. Stairs to the first floor.

## First Floor

Stairs rise up from the living room/ diner.

## Landing

Wooden banister, loft access hatch, doors to:

## Bedroom One

7'9 x 12'4

Double glazed window to the rear, radiator.

## Bedroom Two

8'1 x 12'4

Double glazed window to the front, radiator, built-in storage cupboard.

## Bathroom

6'7 x 6'9

Double obscure glazed window to the side. WC, wash hand basin, bath with integrated shower. Heated towel rail.

## External

### Front

Driveway space providing off street parking, steps up to the property, mature flowerbed and lawn area.

### Rear Garden

Tiered garden with paved patio sitting area, external cold

water tap, sheds with one to remain. Steps to second seating area, steps to vegetable patch area. Steps to further tier with fantastic views of the surrounding area.

## Additional Information

We have been advised by the vendor that the property is Freehold.

EPC -

Council Tax Band -

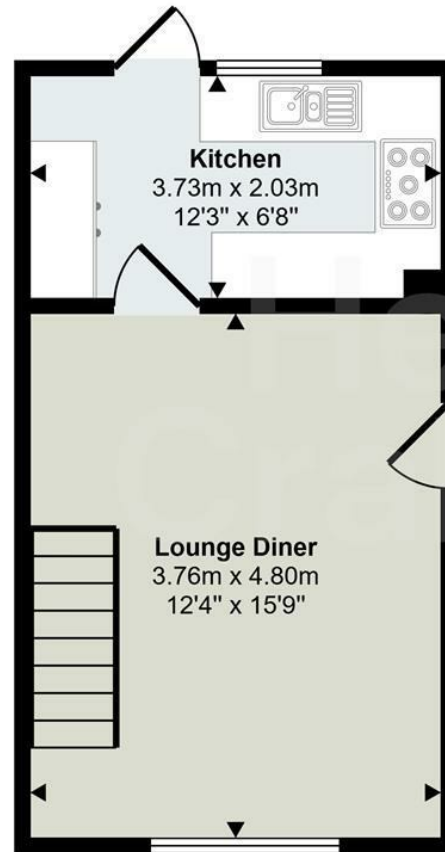
Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



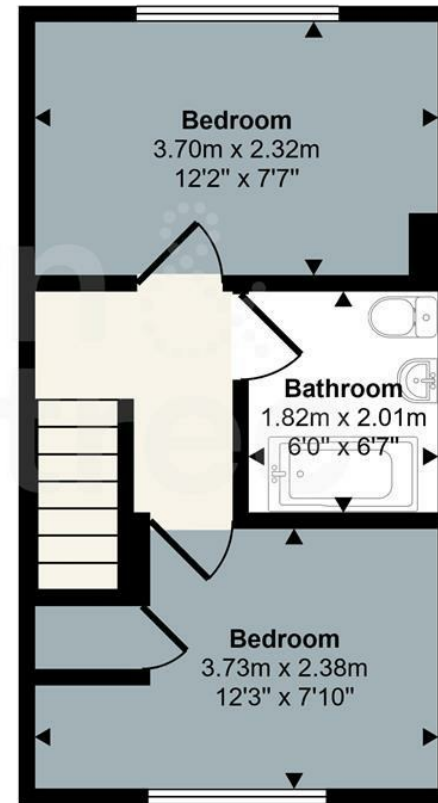




Approx Gross Internal Area  
52 sq m / 562 sq ft



Ground Floor  
Approx 26 sq m / 281 sq ft



First Floor  
Approx 26 sq m / 280 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		56
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Good old-fashioned service with a modern way of thinking.





# Hern & Crabtree

02920 620 202

heath@hern-crabtree.co.uk

hern-crabtree.co.uk

304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.