

Rhiw'r Ddar

TAFFS WELL, CARDIFF, CF15 7PB

GUIDE PRICE £250,000

**Hern &
Crabtree**



Rhiw'r Ddar

Offered to the market with No Onward Chain, this well-maintained three-bedroom semi-detached home presents an attractive opportunity for first-time buyers or those looking to place their own stamp on a property. Rarely available, the property enjoys pleasant views to the front and rear, with the scenic Taff Trail directly behind.

The accommodation briefly comprises: entrance hall, living room, and dining room to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside, the property benefits from a driveway, front garden, and a rear garden with a side drive and detached garage. Additional benefits include double glazing and a modern gas boiler, ensuring energy efficiency and comfort.

Offering excellent potential to improve or extend (subject to necessary planning permissions), this home is perfect for those seeking to create a personalised living space in a sought-after location.

Location

Taffs Well is a charming and well-connected village located on the northern fringe of Cardiff, popular with both families and commuters alike. Nestled at the foot of the beautiful Garth Mountain, the area boasts a blend of urban convenience and natural beauty. Residents enjoy easy access to Cardiff city centre via excellent road links and a regular train service, while the M4 motorway is within easy reach for wider travel.

Local amenities include a range of shops, cafes, pubs, and a popular primary school, with larger supermarkets and retail parks just a short drive away. Outdoor enthusiasts will particularly appreciate the proximity of the Taff Trail, offering miles of picturesque walking and cycling routes. Taffs Well is also famed for its historic natural spring – the only thermal spring in Wales – adding to the area's unique character.

With its vibrant community feel and outstanding transport links, Taffs Well offers the perfect balance between city living and countryside charm.

- No onward chain
- Views front and rear
- Driveway and garage
- Scope to extend
- Great transport links
- Three bedrooms
- Two reception rooms
- Modern boiler and double glazing
- Backs onto Taff Trail
- EPC - TBC



912.00 sq ft

Entrance Hall

Double glazed upvc door to front with matching window. Stairs to first floor. Radiator. Modern Vailant gas combi boiler under stairs. Doors to...

Living Room

13'2" x 10'6"

Double glazed window to front. French wood doors to dining room. Gas fireplace. Radiator.

Dining Room

8'5" x 10'1"

Double glazed window to rear. French doors to Living Room. Radiator. Door to kitchen.

Kitchen

10'1" x 8'0"

Double glazed window to rear. Door leading to side drive and garden. Wall and base units with worktops. Stainless steel sink and drainer. Space for: gas cooker, fridge freezer and washing machine. door to hall and dining room.

First Floor

Landing

Stairs from hall. Banister matching. Storage cupboard. Loft access (insulated loft). Double glazed window to side.

Bedroom One

8'7" x 8'4"

Double glazed window to front. Built in wardrobe. Radiator.

Bedroom Two

8'8" x 10'7"

Double glazed window to rear. Radiator. Built in wardrobe.

Bedroom Three

8'3" max x 8'2" max

Double glazed window to front. Radiator. Storage cupboard with stairwell recess.

Bathroom

5'10" x 5'6"

Double glazed obscure window to rear. Bath with plumbed shower over. W.C. Wash hand basin. Part tiled walls.

Outside

Front

Front lawn. Driveway with gates to rear garden (in need of some repair). Side driveway leading to garage.

Rear

Enclosed garden with patio, lawn and garage.

Single Garage

Concrete detached single garage with up and over door (in need of some repair).

Tenure and Additional

Freehold

Council Tax: D

What year or how old is the central heating boiler? 2016

What year was the central heating boiler last serviced?

2023

Probate has been granted - no chain.

Disclaimer

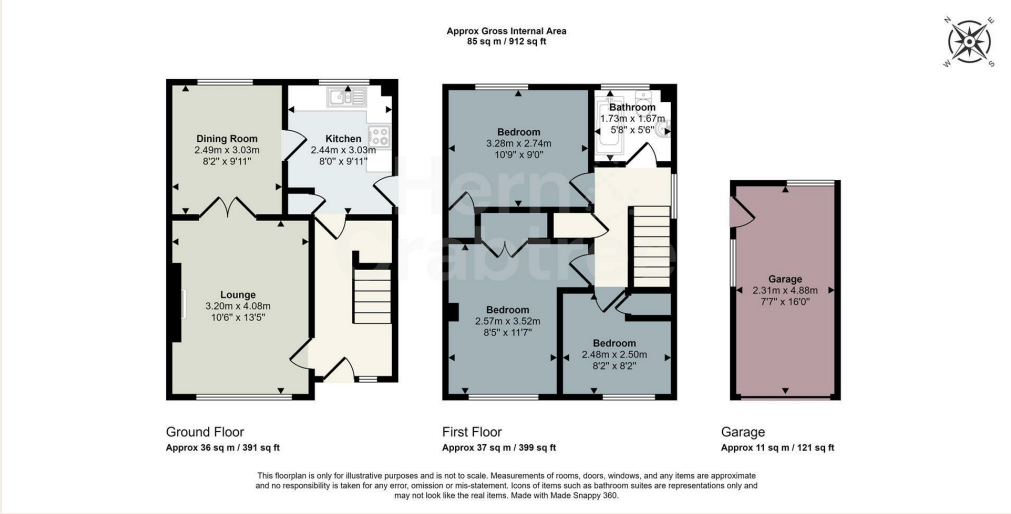
The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans 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.



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



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



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.