

Glan-Y-Ffordd

TAFFS WELL, CARDIFF, CF15 7SL

GUIDE PRICE £190,000

Hern &
Crabtree



Glan-Y-Ffordd

Glan Y Ffordd sits within the welcoming village of Taffs Well, an area known for its strong sense of community and its position at the foot of the Garth mountain. This mid terrace home has been tastefully presented and offers an appealing setting for those taking their first steps into home ownership. The layout feels calm and intuitive, with the living room opening directly to a tiered garden that rises toward the light and creates a pleasant backdrop for outdoor dining or moments of quiet escape.

Taffs Well has become increasingly sought after due to its excellent transport links and the ease with which residents can travel into Cardiff. The local railway station provides regular services to the city centre, while the A470 and M4 offer fast road connections across South Wales. The village is well served by independent cafés, parks and everyday amenities, with the Taff Trail close by for walking and cycling along the riverside. Taffs Well Primary School and nearby secondary options further enhance its appeal for those planning ahead.

The home offers two bedrooms, a well arranged kitchen and a bright living space with garden access. Off street parking for two cars adds practicality for commuting or weekend travel. This is a property that combines convenience with a relaxed village atmosphere, creating a setting well suited to modern life.



Entrance

Entered through a double glazed front door with panels above and below.

Hallway

The hall features tiled flooring and a storage cupboard to the right, with access to the living room.

Living Room

A welcoming space with wooden flooring, radiator, stairs to the first floor and double glazed patio doors opening to the rear garden.

Kitchen

Positioned at the front of the property, the kitchen includes double glazed front window, a range of wall and base units with laminate work surfaces, stainless steel sink and drainer, tiled splashbacks, integrated grill and oven, four ring induction hob, space for a fridge and space and plumbing for a washing machine. Finished with tiled flooring.

FIRST FLOOR

Landing

With loft access hatch and doors to bedrooms and bathroom.

Bedroom One

A double bedroom with double glazed window to the rear, radiator, built in wardrobes and additional built in cupboard.

Bedroom Two

Bedroom Two

A further bedroom with front facing double glazed window, radiator and built in wardrobe.

Bathroom

Double glazed obscure window to the front, bath with Triton power shower over, tiled flooring, WC, wash hand basin and radiator.

OUTSIDE

Rear Garden

A tiered rear garden with a small paved area and two

storage sheds. Steps lead to a second level paved seating area, with further steps to a third paved terrace. Enclosed by wooden fencing on all sides.

Front and Parking

The front includes a small decked area, concrete seating area and steps leading down to the pavement. There is also a section of astroturf and gravel. Off street parking is available for two vehicles.

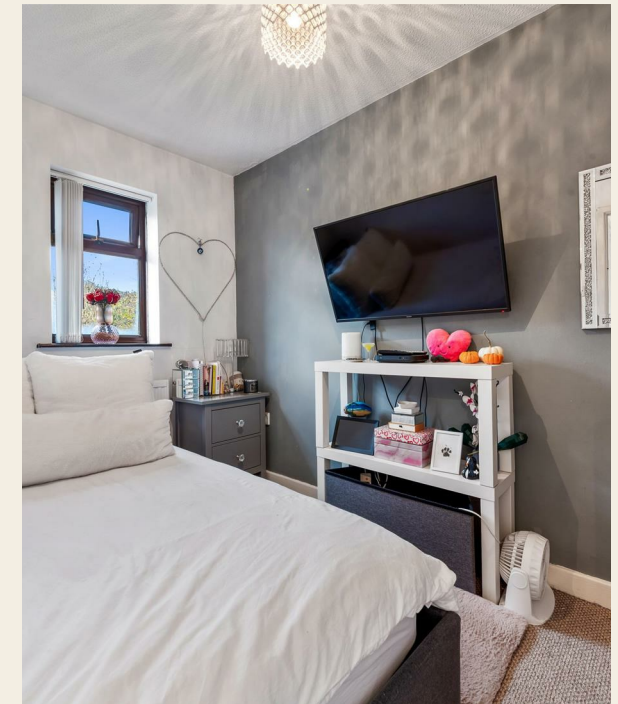
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

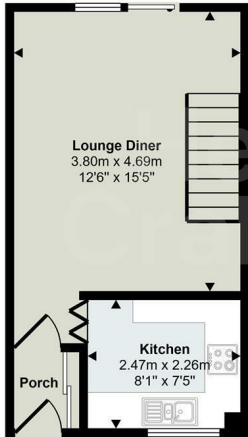
Additional Information

Epc -

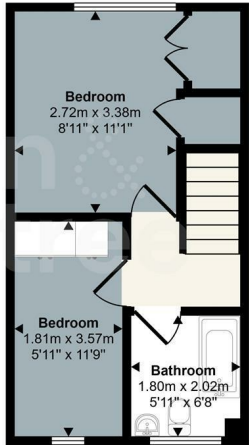


Good old-fashioned service with a modern way of thinking.

Approx Gross Internal Area
53 sq m / 575 sq ft



Ground Floor
Approx 26 sq m / 285 sq ft



First Floor
Approx 27 sq m / 290 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		
(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		



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