



## Abbey Close, Field

£250,000

- Council Tax Band - D
- STUNNING VIEWS OF THE GARTH
- IDEAL FIRST TIME BUY
- GARAGE
- NO CHAIN
- TRANSPORT LINKS TO M4 AND A470
- EPC Rating: C



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## About the property

Situated with easy access to the local transport links including train station, A 470 and the M4. Easy reach of Taffs Well Village, Tongwynlais, Gwaleod Y Garth, The Taff Trail and easy commuting to Cardiff City centre. The property consists of entrance porch, entrance hall, spacious open plan lounge, dining room opening into kitchen, conservatory. To the first floor can be found three double bedrooms, WC and a family bathroom. There is stunning views of the Garth Mountain to front, a low maintenance tiered enclosed rear. The property also benefits from double glazing, gas central heating and a garage to the front. No onward chain attached!



**pa** peter  
alan

## Accommodation

### Front Porch

UPVC double glazed window to front & side. Secondary metal framed entrance door opens to the entrance hallway.

### Entrance

Doors leading into lounge & kitchen. Stairs rising to first floor with under stair storage area. Coved and textured ceiling. Dado rail. Radiator. Built in storage housing electric & gas meters with overhead storage.

### Lounge

12' 3" x 13' 7" max ( 3.73m x 4.14m max )  
UPVC double glazed windows to front. Electric fireplace with surround. Laminate floor. Coved and textured ceiling. Dado. Radiator. Power points. Sliding doors open to:

### Dining Room

9' x 8' 8" ( 2.74m x 2.64m )  
Sliding door opens to kitchen. Double glazed sliding door opens to conservatory. Radiator. Laminate floor. Coved and textured ceiling.

### Kitchen

17' 9" max x 10' 11" ( 5.41 m max x 3.33m )  
Fitted with a range of wall and base level units with complementary work surface over. Acrylic sink and drainer with mixer tap. Integrated four ring gas hob. Integrated electric fan assisted oven. Plumbing for automatic washing machine. Space for fridge. Space for freezer. UPVC double glazed windows to front and side. Extractor fan. Coved and textured ceiling. ceramic tiled splash backs. Built in storage cupboard. Built in cupboard housing gas fired boiler.

### Landing

Doors leading to all bedrooms and bathroom & W.C. UPVC double glazed window to side. Loft access hatch. Coved and textured ceiling. Built in storage cupboards.

### Bedroom One

12' 1" x 9' 10" max ( 3.68m x 3.00m max )  
UPVC double glazed window to front. Coved and textured ceiling. Radiator. Power point. Fitted wardrobes with hanging rail.

### Bedroom Two

9' 1" x 10' 10" max ( 2.77m x 3.30m max )  
UPVC double glazed window to rear. Radiator. Power point.

### Bedroom Three

10' max x 7' 9" ( 3.05m max x 2.36m )  
UPVC double glazed window to front. Power point. Radiator. Built in storage cupboard with hanging rail and overhead storage.

### Bathroom

Fitted with a two piece suite comprising of a pedestal wash hand basin. Panel bath with independent shower and glass screen. Obscure UPVC double glazed window to rear. Ceramic wall tiles. Radiator.

### W / C

Fitted with a Low level W.C. Ceramic wall tiles to half height. Obscure UPVC double glazed window to rear.

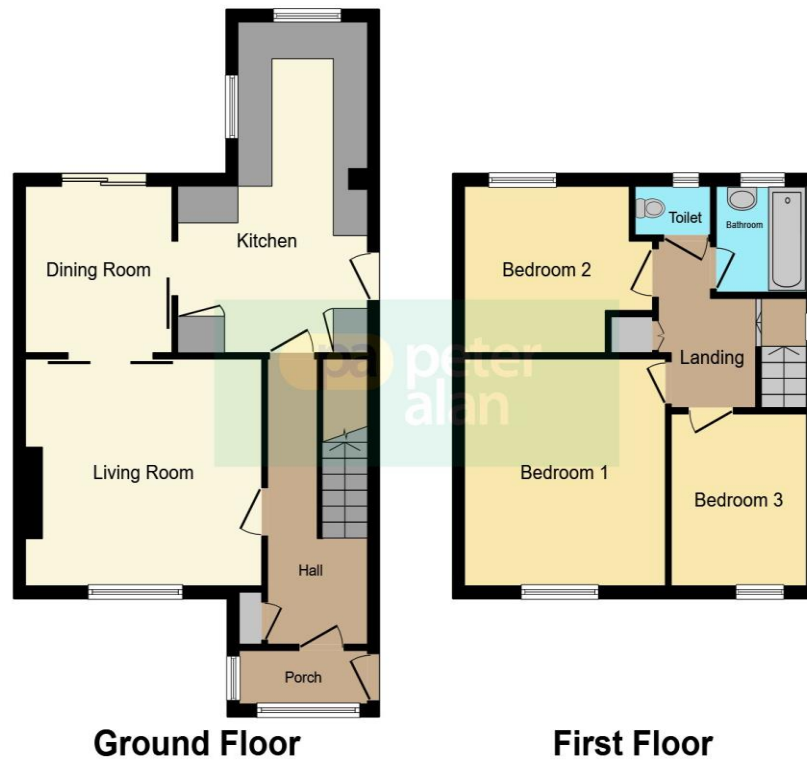
### Rear Garden

A tiered rear garden with paved patio area. Flint chipping's. Raised wooden decking with pergola. A further raised patio area to rear with brick built BBQ grill and wooden fenced boundaries. Outside water tap.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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