



## Cardiff Road, £260,000

- Two bedroom mid terraced cottage
- Unique with character and original features throughout
- Beautiful views of the Garth Mountain and River Taff
- Taffs Well Village Location
- Walking distance to the local train station, bus stop and the Taff Trail
- School catchment area



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## About the property

A well presented Two Bedroom Character Cottage situated in the heart of the popular village location of Taff's Well. Stunning views of the Garth mountain and the River Taff from a fabulous landscaped rear garden. The ideal first time buy or downsize, viewing highly recommended.

## Accommodation

### Entrance

Upvc door to entrance leading into;

### Living Room

23' Max x 12' 10" Max ( 7.01m Max x 3.91m Max )

Cast iron fireplace to centre, slate base with wooden mantle piece to surround, smooth plastered walls to ceiling, benefits from original flagstone floor, two upvc double glazed windows, spacious dining area, three radiators, staircase leading to first floor, large walk in cupboard, door leading to:

### Kitchen/Breakfast Bar

13' Max x 8' 9" Max ( 3.96m Max x 2.67m Max )

Steps leading down to beautifully presented fitted kitchen and breakfast bar comprising cream base and matching wall units with worktops over. Integrated fridge/freezer, space and plumbing for washer/dryer. Fitted oven with electric hobs to surface, tiled splashback with cooker hood over, spotlights, radiator, tiled floor, large upvc double glazed window to rear.



## Lobby Area

Lobby area with doors leading to downstairs bathroom and door to rear garden, fitted storage cupboard housing a combi boiler, smooth plastered walls to ceiling, tiled floor, radiator, obscure upvc door leading to rear.

## First Floor Landing

Carpeted staircase leading to first floor landing, smooth plastered walls to ceiling, doors leading to both bedrooms.

## Downstairs Bathroom

9' 3" Max x 8' 1" Max ( 2.82m Max x 2.46m Max )

Three piece white suite comprising paneled bath with shower head from mixer tap, electric shower over, low level wc and pedestal wash hand basin. Tiled walls and tiled floor, radiator, obscure upvc double glazed window to rear.

## Bedroom One

12' 10" Max x 11' 3" Max ( 3.91m Max x 3.43m Max )

Master double bedroom with beautiful cast iron fireplace to centre, double glazed window to front, exposed beam and coved ceiling, radiator, carpet.

## Bedroom Two

11' 1" Max x 9' 9" Max ( 3.38m Max x 2.97m Max )

Double bedroom with a fitted wardrobe, smooth plastered walls to ceiling, radiator, carpet, upvc double glazed window to rear, access to loft hatch.

## Outside Rear

South Westerly facing landscaped garden with superb views of The Garth mountain and River Taff to the rear. Pergola, space for hot tub, large porcelain tiled patio.

02920 612328

whitchurch@peteralan.co.uk

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alan

## Floorplan



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