

# 13 Stradmore Close, Taffs Well, Cardiff, CF15 7QN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£450,000**



Semi-Detached Bungalow

3

2

2

1

# Property Description

**\*\* EXTENDED BUNGALOW\*\*THREE BEDROOMS\*\*  
LARGE KITCHEN/DINING/FAMILY  
ROOM\*\*BEAUTIFULLY PRESENTED  
THROUGHOUT\*\*VIEWS OVER THE MOUNTAIN\*\*** A fully renovated, beautifully presented bungalow with large side extension set in the popular village of Taffs Well. Entrance hallway with doors leading to the spacious lounge, three double bedrooms, family bathroom and large kitchen/dining/family room. There is also an additional shower room and utility room. There is a good sized rear garden with lawn and patio areas. Large driveway and garden to front. EPC rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1,214 sq.ft.**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in a popular village on the outskirts of Cardiff with great transport links to the city centre and is well served by local amenities such as shops, a local park, public houses. There is also a regular bus and train services, which can be accessed via a short five minute walk from the property. There is easy access to the A470 and M4 for commuting.

## ENTRANCE HALLWAY

15' 5" x 4' 0" (4.71m x 1.22m)

Entered via a modern composite door with obscured glass panel, a pleasant hallway with parquet flooring. Storage cupboard, Radiator. Modern doors leading to all rooms.

## LOUNGE

14' 9" x 12' 8" (4.50m x 3.88m)

A spacious room with parquet flooring. Oak lintel mantel feature with marble hearth. uPVC double glazed window to front. Radiator.

## BEDROOM ONE

13' 10" x 8' 10" ( to wardrobes) (4.22m x 2.70m)

Window to front, a good sized double bedroom, wall to wall build in, sliding door wardrobes, solid wood flooring, radiator.

## BEDROOM TWO

14' 2" x 8' 2" (4.33m x 2.51m)

Aspect to rear overlooking the pretty rear garden, a second double bedroom. Space for wardrobes. Radiator.

## BEDROOM THREE

10' 5" x 6' 11" (3.20m x 2.13m)

A third double bedroom currently utilised as an office. Space for wardrobes. Window to rear. Radiator.

## BATHROOM

8' 5" x 5' 4" (2.59m x 1.64m)

Modern white suite, low level WC, wash hand basin with chrome tap and vanity, mirror with built in radio and Bluetooth, bath with chrome waterfall tap and tiled panel, walk in shower with dual chrome shower, glass screening, tiled flooring and full wall tiling. Spotlight, Extractor fan, chrome heated towel rail. Onscured uPVC window to rear.

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## KITCHEN/DINING/FAMILY ROOM

33' 3" x 13' 4" (10.16m x 4.08m)

An extended kitchen/dining/ family room beautifully presented. Modern white high gloss, 'Magnet' kitchen with grey, quartz worktops appointed along two walls. Low and eye level cupboards. Large wall cupboards with integrated full sized fridge and full sized freezer, double oven; stainless steel sink with hot water tap, quartz splashbacks. Large island with cupboards and large draws beneath, four ring induction hob plus a double ring gas hob. Breakfast bar seating area. Pull up hook with a three point power, and two point usb extension. Space for large dining table and large seating area. Tiled flooring throughout, brick wall to side, six Velux windows ( one of which is electric above cooker area), spotlights, bi- fold aluminium framed doors opening onto a large, stone patio area. An addition full pane glass aluminium door to side. Underfloor heating (gas). Door to utility area.

## UTILITY CUPBOARD

3' 9" x 2' 9" (1.166m x 0.863m)

Tall flooring to ceiling housing washing machine and dryer (not included in sale price). An additional cupboard with shelving for storage. uPVC obscured glass door to side. Sliding door leading into shower room.

## SHOWER ROOM

6' 10" x 3' 4" (2.09m x 1.04m)

A modern white suite comprising of low level WC, wash hand basin with chrome tap and vanity, walk in double shower cubicle with glass, sliding doors and chrome rainfall shower. Built in mirrored wall cupboards, and chrome heated towel rail. Extractor fan, spotlights, Electric Velux window.

## OUTSIDE

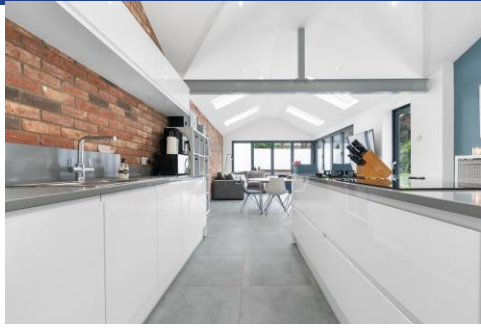
### REAR GARDEN

A good sized rear garden with tiled patio area, steps leading to stone outer building/shed with power and lighting and vegetable patch. Large area laid to lawn with wooden fencing edged with beautiful fruit trees and shrubs. Outside water tap and power sockets.

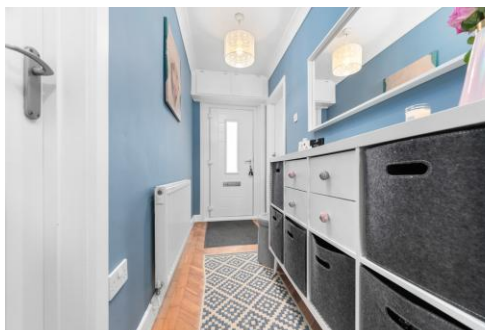
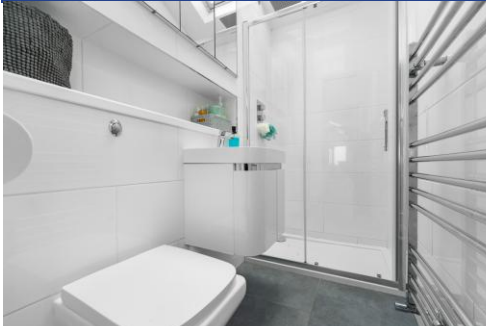
### FRONT GARDEN

The house is set back from the main road. Front garden with mature shrubs, driveway with parking for two cars. Pathway leading to house. Water tap and electric socket.

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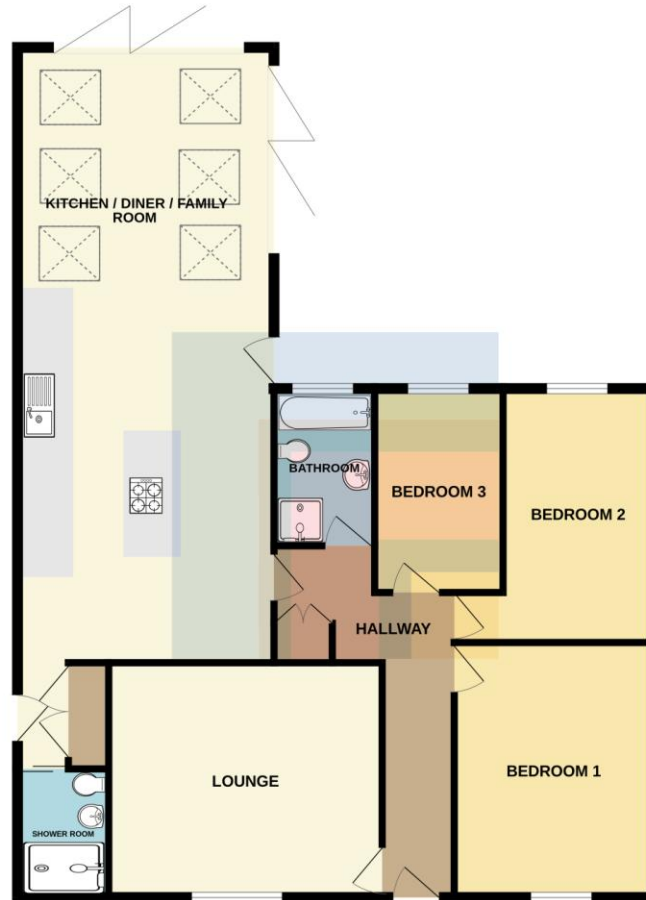


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GROUND FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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