

32 Brynau Road, Taffs Well, Cardiff, CF15 7SA



Estate Agents and
Chartered Surveyors

Asking Price Of

£395,000



Detached Property

4

3

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Property Description

**** EXTENDED 4 BEDROOM DETACHED HOME ** ON CORNER PLOT ** WITH VIEWS **** MGY are pleased to offer this extended four bedroom detached dormer bungalow which sits within a beautiful corner plot in the popular area of Taffs Well. The accommodation briefly comprises entrance hallway, lounge, open-plan kitchen/dining/family room with doors to garden, two shower rooms and two bedrooms to the ground floor. To the first floor are two bedrooms plus en-suite bathroom. Outside there are side and rear landscaped gardens with views plus pleasant outlook to front overlooking the green. Brick built shed with light and power. Garage. EPC: TBC

Tenure Freehold

Council Tax Band F

Floor Area Approx 1502 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.

PORCH

12' 8" x 2' 7" (3.87m x 0.81m)
Large porch with glass panelled sliding, uPVC sliding doors.

ENTRANCE HALLWAY

9' 3" x 6' 4" (2.83m x 1.95m)
Entered via a uPVC door, wooden flooring, cloakroom cupboard, doors leading to shower room, lounge and bedroom. Radiator.

SHOWER ROOM

8' 7" 9max)x 5' 7" (max)(2.63m x 1.71m)
White suite; low level WC, wall hung wash hand basin with chrome taps, walk in wet room shower with chrome showers spotlights and extractor fan. Tiled splashbacks. Radiator.

LOUNGE

15' 10" x 12' 11" (4.83m x 3.95m)
A spacious lounge with wood burning stove, wooden mantel. Radiator. uPVC window to front with Mountain Views. door leading to utility area.

UTILITY

8' 10" x 7' 8" (2.71m x 2.35m)
An additional, versatile space currently used as space for extra utilities. uPVC window to side. Doors leading to kitchen and bedroom.

BEDROOM FOUR

9' 8" x 7' 8" (2.95m x 2.34m)
Aspect to rear, a fourth bedroom overlooking the well maintained rear garden. Wooden flooring. Radiator.

SHOWER ROOM

6' 3" x 3' 6" (1.92m x 1.07m)
White suite with low level WC, wall hung wash hand basin, Chrome shower, step in shower with curtain. Quality tiled walls and flooring. Chrome heated towel rail. Obscured glass window to side.

KITCHEN/DINING/FAMILY AREA

28' 11" x 13' 7" (8.82m x 4.15m)
Window to front, a large, spacious kitchen/dining/family room. Hand painted kitchen

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with with chrome handles. Appointed along two sides, eye and low level cupboards beneath wood effect, laminate work surfaces. Two tall larder cupboards, stainless steel one and a half bowl sink with mixer tap, 6 ring range master cooker, plumbing furnace washing machine, space for low level fridge or freezer. Space for dining table and seating area. Two uPVC windows to side. Addition uPVC window and French doors opening onto paved patio. Three radiators.

BEDROOM THREE

12' 1" x 9' 1" (3.69m x 2.78m)

A third double bedroom with window to rear overlooking the beautiful garden. Built in single door storage cupboard, radiator.

FIRST FLOOR

LANDING

Doors to bedrooms

BEDROOM ONE

15' 10"(max) x 15' 3"(max) (4.83m x 4.67m)

Aspect to front with beautiful views, a spacious double bedroom, built in storage cupboard, radiator. Door leading to en suite.

ENSUITE BATHROOM

4' 9" x 0' 6" (1.47m x 0.17m)

White suite with low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome tap and hand held shower. Tiled splashbacks. Skylight window with Mountain View's.

BEDROOM TWO

15' 5" x 9' 3" (4.72m x 2.83m)

A second double bedroom with uPVC window to rear with countryside views. Access to loft. Radiator.

OUTSIDE

REAR GARDEN

A well presented, landscaped, wrap around garden mainly laid to lawn with stunning shrub and mature hedge borders. Paved seating area with slate chip pathway to side garden. Boundary fence. Brick built Shed with power and lighting. Outside tap.

SIDE GARDEN

Laid to lawn and well stocked with mature hedging, trees and colourful shrub borders. Vegetable beds. Boundary fence.

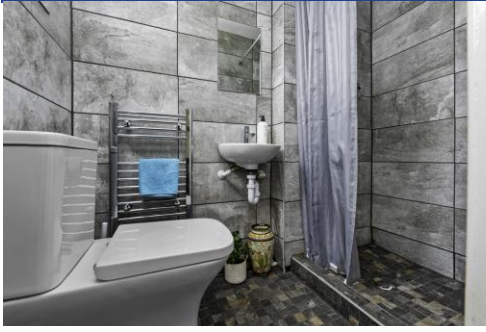
GARAGE

Driveway leading to single garage with up and over door. Pedestrian door to rear.

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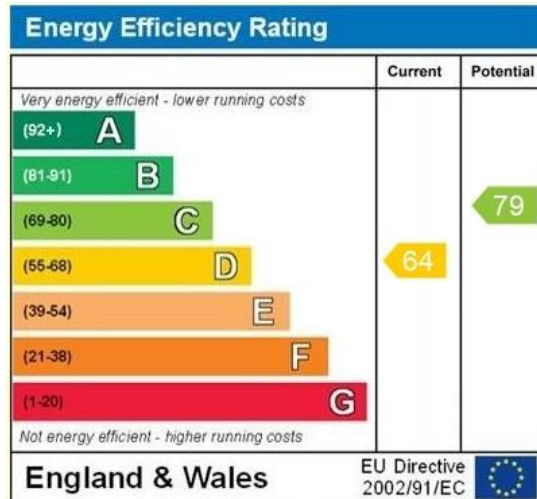
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TOTAL FLOOR AREA: 1502 sq.ft. (139.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



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