

8 Maes Ifor,

Taffs Well, Cardiff, CF15 7AS



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



End Of Property Terrace



Property Description

**** THREE BEDROOM END TERRACE FAMILY HOME ** TWO CAR SIDE BY SIDE DRIVEWAY **** A charming, well presented three bedroom end terrace family home in the sought after village of Taffs Well with regarded amenities and transport links. Entrance hall, cloakroom, large lounge leading to the sitting and dining room, neat fitted kitchen and breakfast room. To the first floor are three bedrooms, ensuite shower room and family bathroom. Gas central heating, double glazing. Attractive rear garden with lawn and paved patio. Two car side by side driveway. EPC Rating:C

Tenure Freehold

Council Tax Band D

Floor Area Approx 971 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

Approached via a composite entrance door with obscured double glazed windows to upper part leading to the central hallway. Staircase to first floor. Under stairs storage cupboard. Radiator.

CLOAKROOM

Spacious cloakroom with white suite comprising low level wc, wash hand basin. Obscured window to front. Radiator.

KITCHEN AND BREAKFAST ROOM

14' 8" x 8' 9" (4.48m x 2.69m)
With units and worktops to two sides. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Space for tumble dryer. Matching range of eye level wall cupboards. Concealed 'Glow Worm' gas central heating boiler. Space for fridge freezer. Tiled splash back. Window to front. Space for family breakfast table. Radiator.

LOUNGE

15' 7" x 11' 0" (4.77m x 3.36m)
With french doors to the sitting and dining room. Window to rear. An excellent sized lounge. Radiator.

SITTING AND DINING ROOM

14' 11" x 9' 10" (4.57m x 3.01m)
A delightful rear reception overlooking the attractive rear garden with french doors opening to the paved patio. Quality laminate flooring. Recessed spotlights. Radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area. Access to part boarded roof space. Airing cupboard with radiator. Doors to all rooms.

BEDROOM ONE

12' 0" x 9' 8" (3.67m x 2.95m)
With two windows to front, a good sized primary bedroom with fitted wardrobes to one side. Built in over stairs storage. Radiator. Door to ensuite.

ENSUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, corner shower cubicle with 'Triton' shower. Mosaic tiled splash back. Obscured glass window to front. Radiator.

BEDROOM TWO

10' 10" x 6' 8" (3.32m x 2.04m)
Aspect to rear, a good sized second bedroom. Radiator.

BEDROOM THREE

8' 7" x 7' 5" (max) (2.64m x 2.27m)
Overlooking the rear garden. Radiator.

FAMILY BATHROOM

8' 9" x 4' 9" (2.67m x 1.47m)
White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Obscured glass window to side. Radiator.

OUTSIDE

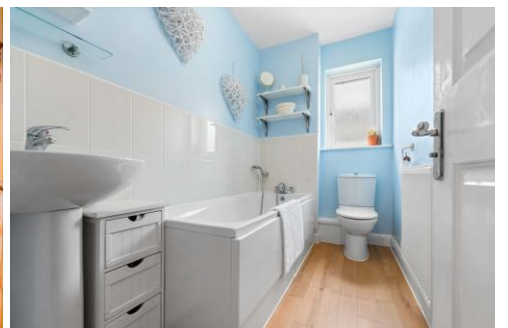
REAR GARDEN

Enjoying a sunny south westerly aspect comprising paved patio and decorative stone relaxation area with neat beds of plants and shrubs. Area of lawn and paved pathway leading to the rear timber shed.

FRONT GARDEN/DRIVEWAY

Decorative stones and paved pathway leading to front door and side access. Two side by side parking spaces to front.

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TOTAL FLOOR AREA: 971 sq. ft. (90.2 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 misstatement. 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 is given as to their capability or efficiency. Made with Lettoplan 10/2014



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