

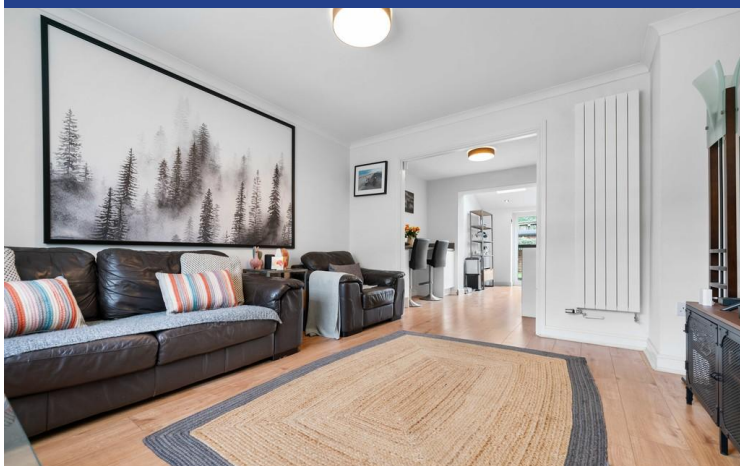
172 Glan-y-ffordd, Taffs Well, Cardiff, CF15 7SP



Estate Agents and
Chartered Surveyors

Asking Price Of

£239,950



Mid Terrace Property

2

1

1

2

Property Description

****MID-TERRACE-PROPERTY**TWO BEDROOMS**SPACIOUS LIVING/KITCHEN/DINING AREA**EXTENDED**** An immaculately presented two bedroom mid terraced property in the sought after area of Taffs Well. Entrance hallway, open plan lounge, kitchen and extended dining area. To the first floor are two double bedrooms and family bathroom. Enclosed, well maintained rear garden. Driveway for parking two cars. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

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

Entered via a composite door with obscured glass panels, hallway area with tiled flooring. Modern radiator. Stairs leading to upstairs landing area. Solid oak door leading to living room.

LOUNGE

12' 6" x 11' 8" (3.83m x 3.58m)

Window to front, a light spacious lounge area. Quality oak effect laminate flooring, understairs storage cupboard, modern vertical radiator. Archway leading to kitchen.

KITCHEN

15' 0" (max) x 9' 8" (4.58m x 2.95m)

Appointed along three walls, a modern fitted, white high gloss kitchen. Eye and low level cupboards beneath quality laminate worktops, single bowl stainless steel sink with chrome/black mixer tap

and drainer, integrated 'Bosch' induction hob and oven, modern extractor hood, 'Bosch' integrated dish washer and washing machine, free standing fridge freezer. Tiled splashbacks. Tiled flooring. Long breakfast bar with low level storage cupboard and built in waste/recycling bin. Sockets with USB ports. Vertical, modern radiator window through to extension. Archway leading to extension.

DINING AREA/GARDEN ROOM

9' 11" x 8' 2" (3.03m x 2.50m)

A beautiful, light airy room. Space for dining table. A versatile space currently being used as an office. Two Velux wooden windows, modern vertical radiator, spotlights. French doors leading onto patio area.

FIRST FLOOR

LANDING

Stairs with chrome hand rail, leading to the landing area. Loft access to part boarded space. Light and power. Oak doors leading to bedrooms and family bathroom.

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BEDROOM ONE

11' 9" x 9' 2" (3.6m x 2.8m)

A good sized principal bedroom with mountain views. Built in cupboard housing wall mounted gas central heating ' Worcester ' boiler. Radiator. Window to front.

BEDROOM TWO

11' 5" x 8' 6" (3.5m x 2.6m)

Window overlooking the rear garden, a second double bedroom. Space for wardrobes. Modern radiator.

FAMILY BATHROOM

6' 1" x 5' 6" (1.86m x 1.68m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, LED wall mirror, curved glass shower cubicle with dual headed, chrome shower. Tiled walls and floors, extractor fan, chrome heated towel rail. Obscured glass window to rear.

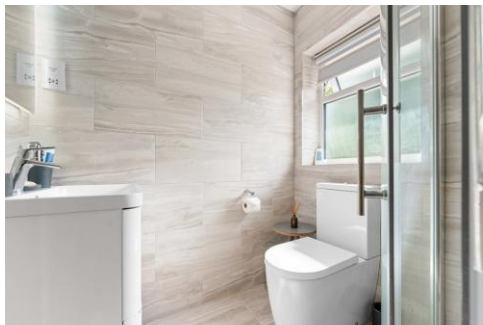
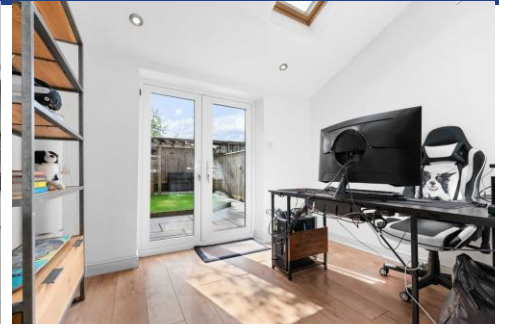
REAR GARDEN

Bordered by a timber fence, a well maintained, enclosed garden. Patio area, lawn area with quality Astro turf, pergola, wooden shed. Remote wall lights. Power sockets in shed and garden. Outside tap.

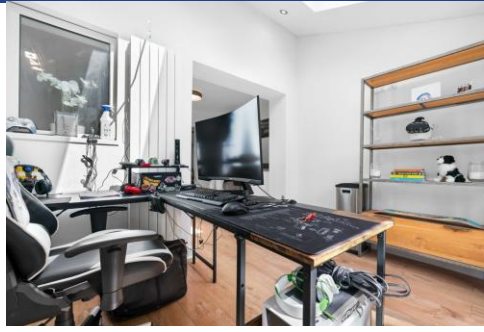
FRONT GARDEN

Tarmac driveway; parking for two cars. Open porch. Walled boundary.

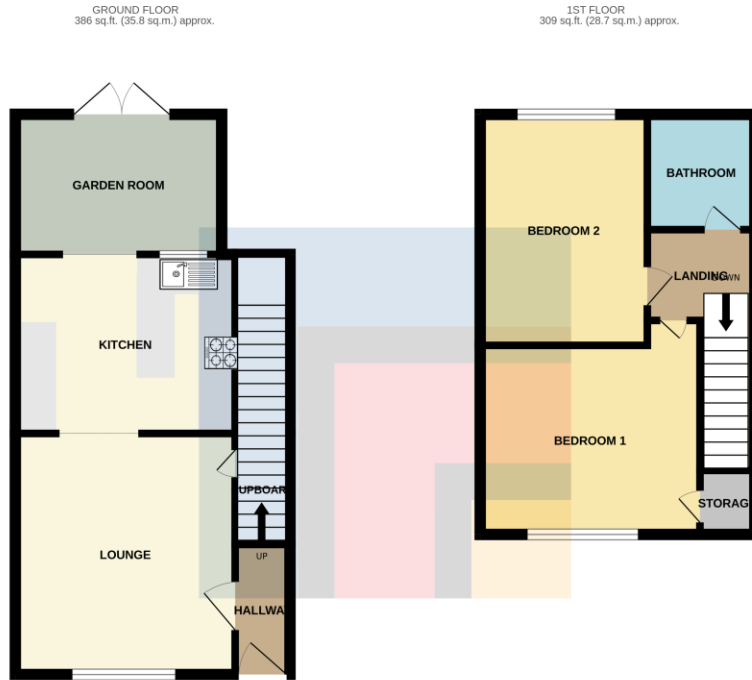
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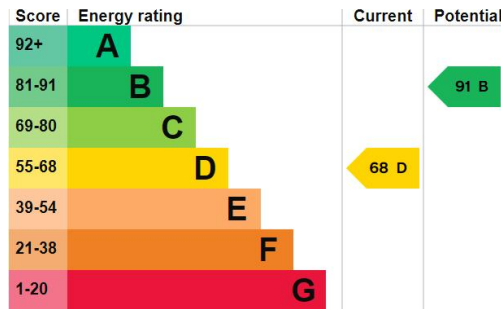
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TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.
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Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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