

12 Stradmore Close,

Taffs Well, Cardiff, CF15 7QN



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Semi-Detached Bungalow

3

1

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# Property Description

**\*\* THREE BEDROOM SEMI-DETACHED BUNGALOW \*\* SINGLE GARAGE \*\* NO CHAIN \*\*** An extended three bedroom semi-detached bungalow situated in the popular village of Taffs Well. The accommodation briefly comprises; entrance hallway, lounge/dining room, kitchen/breakfast room, utility area, two bedrooms and bathroom to the ground floor. Upstairs is a third double bedroom. Outside there is a long driveway to side leading to single garage. Front and rear gardens. EPC Rating: E

Tenure Freehold

Council Tax Band E

Floor Area Approx 973 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the popular village on the outskirts of Cardiff and is well served by local amenities such as shops, a local park, public houses and a regular bus and train service. There is easy access to the A470 and M4 for commuting purposes.

## ENTRANCE

A long block paved driveway with parking for numerous vehicles. Access to side main side door, gated access to rear garden. Laid to lawn frontage with shrub borders.

## ENTRANCE HALLWAY

11' 10" x 8' 7" (3.62 (max)m x 2.62 (max)m)

Entered via uPVC double glazed side door into hallway. Doors to lounge/dining room, kitchen/breakfast room, two bedrooms and bathroom. Radiator. Stairs to first floor bedroom. Parquet flooring.

## LOUNGE/DINER

22' 8" x 10' 10" (6.93m x 3.32m)

Gas fire with marble hearth. Original parquet wood flooring under lounge carpet. Opening to dining area. Two radiators. uPVC double glazed sliding doors to rear garden. Parquet flooring.

## KITCHEN/BREAKFAST ROOM

10' 2" x 10' 0" (3.10m x 3.07m)

The kitchen is fitted with a range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Integrated fridge and dishwasher. Space for cooker. Tiled flooring and splash backs. Spotlights. uPVC double glazed window to rear. Radiator. Opening to utility area.

## UTILITY ROOM

7' 11" x 2' 7" (2.43m x 0.79m)

Space for washing machine with worktop over. uPVC double glazed window to rear, plus window and external door to side.

## BEDROOM TWO

12' 11" x 10' 11" (3.96 (max)m x 3.33m)

uPVC double glazed window to front. Cupboard housing hot water tank. Parquet flooring.

## BEDROOM THREE

10' 2" x 9' 3" (3.11m x 2.84m)

uPVC double glazed window to front. Radiator. Parquet flooring.

## BATHROOM

8' 3" x 5' 6" (2.53m x 1.69m)

The suite comprises low level WC, pedestal wash hand basin, corner shower cubicle with electric shower over, and panelled bath. Two uPVC double glazed windows to side. Panelled walls. Spotlights and extractor fan. Ladder radiator.

## FIRST FLOOR

### LANDING

Door to bedroom one.

### BEDROOM ONE

14' 1" x 10' 9" (4.31m x 3.30m)

uPVC double glazed window to rear. Storage over stairs. Radiator. Parquet flooring.

## OUTSIDE

### REAR GARDEN

Mainly laid to lawn with paved patio. Boundary wall. Greenhouse. Outside tap.

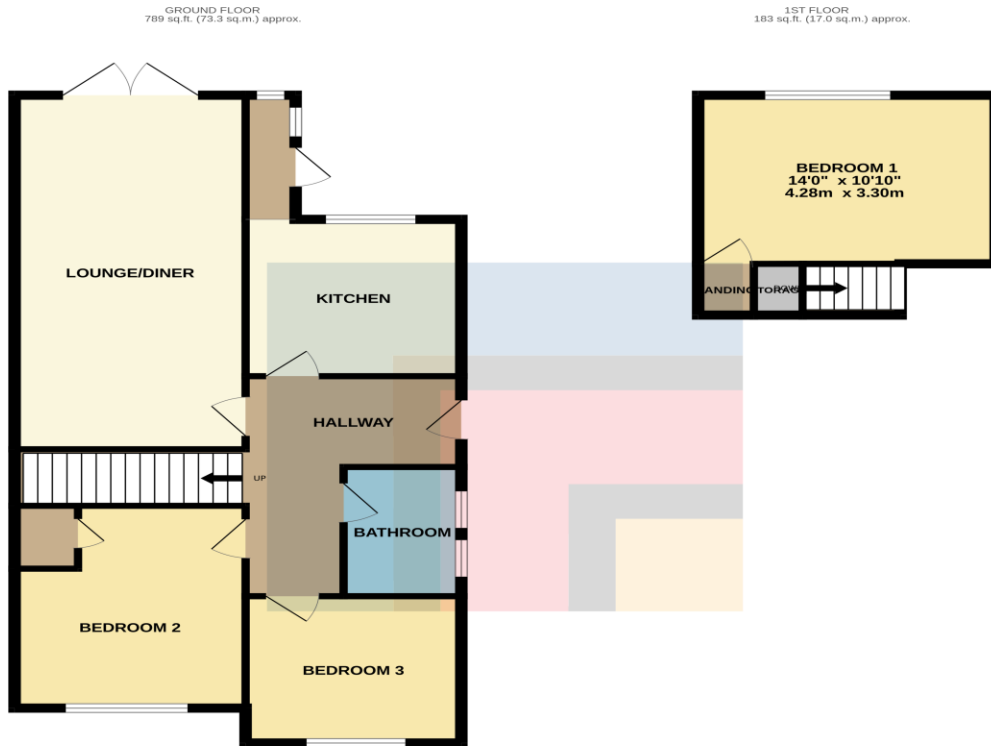
### SINGLE GARAGE

Roller shutter door. Light and power.

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TOTAL FLOOR AREA : 973 sq.ft. (90.4 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. Made with Metropix 02/24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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