

Glandwr Taf Chapel, Cardiff Road,

Taffs Well, Cardiff, CF15 7JE



Estate Agents and
Chartered Surveyors

Offers In Excess Of

£500,000



Converted Chapel

5

2

3

2

Property Description

**** SPACIOUS DETACHED HOME ** UNIQUE OPPORTUNITY
** VIEWING HIGHLY RECOMMENDED **** MGY are extremely pleased to offer this superb detached converted chapel situated in the popular village of Glan Y Llyn, Taffs Well, which retains many original features dating back to 1859. Renovated in 1997 and within a stones throw of the Taff Trail this property benefits from an enclosed garden and private parking to front for at least three vehicles. This substantial property briefly comprises; entrance hallway, cloakroom, drawing room, sitting room, study, kitchen/diner and utility room. To the first floor are five double bedrooms including principal bedroom with en-suite and the family bathroom. To the second floor is additional living accommodation with two sizeable loft rooms, shower room and a large storage room measuring over 450 sq.ft. Outside is a private paved garden with relaxation area. Gas central heating. All windows to the road aspect are uPVC triple glazed. EPC Rating: C

Tenure Freehold

Council Tax Band G

Floor Area Approx 3523 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated off Cardiff Road, just on the outskirts of the quiet Village of Glan-y-Llyn, part of Taffs Well, and within easy driving distance to two exits onto the A470, allowing fast and economic travel to Cardiff City Centre, Pontypridd and the M4 to both Newport and Bridgend. Close by is the Taff Trail providing the popular Cardiff to Brecon cycle route. Currently under construction is the new £100 million metro depot which will boost the connectivity and access to jobs, leisure and other opportunities for residents of the region.

ENTRANCE HALLWAY

Approached via a upvc double glazed front door with matching windows to either side leading to the spacious entrance hallway, staircase to first floor with spindle banister, part original tiled flooring and part wood flooring, understairs storage cupboard and two radiators.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below, full wall tiling, tiled flooring, window to front and radiator.

STORAGE

Spacious storage cupboard, tiled flooring and window to front.

DRAWING ROOM

29' 10" x 16' 5" max (9.11m x 5.01m)
An exceptional principal reception with window to side, double opening french doors to the garden, wood floor boarding, two radiators and feature inglenook style fireplace with tiled hearth and inset remote controlled gas wood burning effect stove.

SITTING ROOM

15' 10" x 10' 3" (4.83m x 3.13m)
With two windows to side, original striped and stained wood floor boarding, radiator and door to study.

STUDY

10' 3" x 8' 2" (3.13m x 2.50m)
Aspect to side.

KITCHEN/DINING ROOM

19' 8" x 12' 5" (6.00m x 3.79m)
Well appointed along three sides in light panelled fronts beneath wood worktop surfaces, inset ceramic sink, space for range style cooker, matching range of eye level wall cupboards, window to rear, space for American style fridge freezer, space for dishwasher, wall tiling to splash back areas, tiling flooring, access for family dining table, door to garden and opening to utility room.

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UTILITY ROOM

9' 5" x 5' 4" (2.89m x 1.65m)

Unit and worktop to one side, plumbing for washing machine, wall mounted ideal logic gas central heating boiler, tiled flooring and radiator. Window to garden.

FIRST FLOOR LANDING

16' 1" x 11' 10" (4.92m x 3.63m)

A spacious galleried landing with doors to five double bedrooms and the bathroom. Half panelled bath wall. Radiator. Storage cupboard. Turning staircase to second floor with uPVC double glazed window to side.

BEDROOM ONE

15' 0" x 11' 11" (4.59m x 3.65m)

Feature Gothic arched windows to front plus uPVC double glazed window to side. Two radiators. Doors to dressing room and en-suite. Laminate wood flooring.

EN-SUITE

9' 1" x 5' 1" (2.78m x 1.55m)

A modern suite comprising vanity enclosed wash hand basin and low level WC plus walk-in double shower with rainwater shower head and separate attachment. Fully tiled walls. Ladder radiator. uPVC double glazed window to side. Extractor fan.

BEDROOM TWO

14' 8" x 11' 2" (4.49m x 3.42m)

uPVC double glazed window to side. Laminate wood flooring. Radiator.

BEDROOM THREE

14' 8" x 11' 3" (4.49m x 3.43m)

uPVC double glazed window to side. Laminate wood flooring. Radiator.

BEDROOM FOUR

10' 5" x 7' 0" (3.20m x 2.15m)

Feature Gothic arched windows to front and uPVC double glazed window to side. Laminate wood flooring. Radiator.

BEDROOM FIVE

10' 5" x 7' 0" (3.20m x 2.15m)

uPVC double glazed window to side. Laminate wood flooring. Radiator. Fitted storage cupboard.

BATHROOM

10' 5" x 10' 0" (3.20m x 3.05m)

A luxury bathroom to include low level WC, double basin vanity unit and inset bath with tiled surround. Fitted shower cubicle fully tiled. Vinyl flooring. Fully tiled walls. Spotlights. Extractor fan. Radiator. uPVC double glazed window to side.

SECOND FLOOR LANDING

Approached via a full turning staircase leading to the second floor access.

LOFT ROOM ONE

18' 10" x 9' 7" (5.76m x 2.94m)

Spacious room with kitchenette area with units, worktop and sink. Velux window to side pitch, storage, wood flooring, door to loft room 2 and large storage. Radiator.

LOFT ROOM TWO

13' 5" x 9' 7" (4.09m x 2.94m)

Additional large room with openings to walk in wardrobe storage and shower room. Radiator.

SHOWER ROOM

White suite comprising Low level wc, wash hand basin, shower cubicle, velux window to rear pitch and radiator.

LARGE STORAGE

23' 7" x 20' 3" (7.19m x 6.19m)

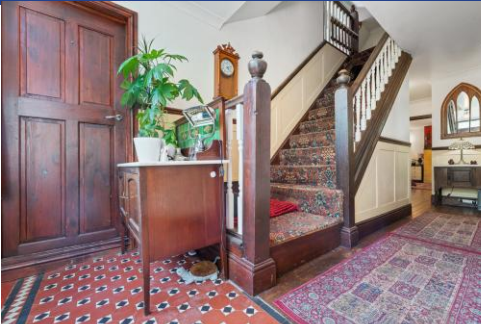
Large storage, fully boarded and enjoying the top of the arched stained glass leaded light window.

OUTSIDE

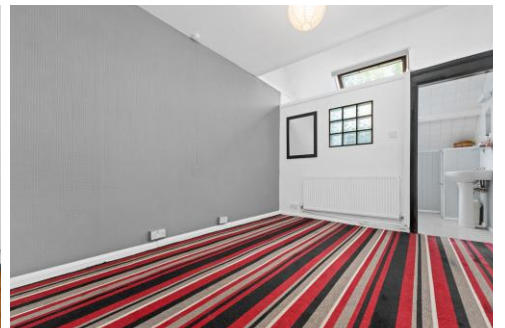
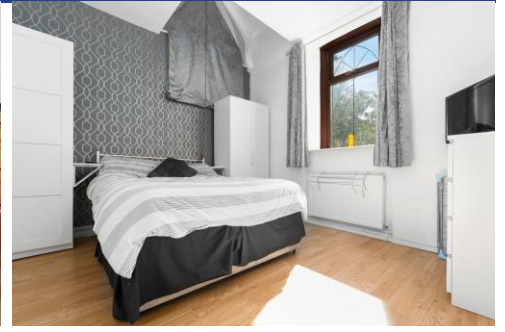
Rear garden - Large decked area leading onto paved patio, raised flower beds and access to the garden room relaxation area, two timber storage sheds and gate giving access to driveway. Rear gate giving access to the grave yard. Outside tap. Outside lighting.

Front garden - Driveway to front providing parking for approx 3 cars, timber gate giving access to the grave yard. Cesspit.

Cardiff Road,
Taffs Well, Cardiff, CF15 7JE



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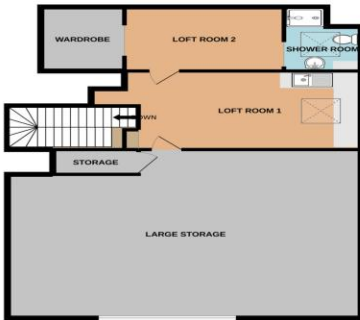
GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR
1247 sq.ft. (115.8 sq.m.) approx.



2ND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 3523 sq.ft. (327.3 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

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Radyr 029 2084 2124

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



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