

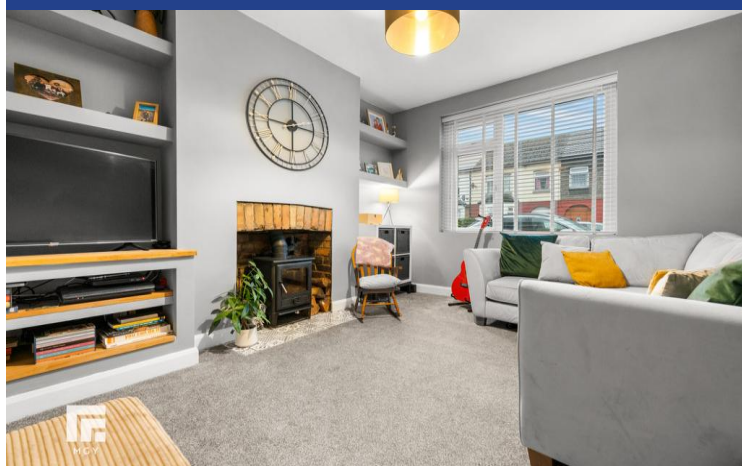
36 Moy Road,
Taffs Well, Cardiff, CF15 7PX



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



Mid Terrace Property

3

1

2

1

Property Description

****THREE BEDROOM MID TERRACED PROPERTY**
SPACIOUS OPEN PLAN KITCHEN/DINING/FAMILY ROOM
REAR GARDEN AND GARAGE******

A well presented three bedroom terraced property in the sought after location of Taffs Well. Entrance porch leading to an entrance hall with original flooring. Lounge with wood burning stove, a spacious kitchen/dining room/family room and utility room with cloakroom. To the first floor; principal bedroom, a second double bedroom, family bathroom and third bedroom. Enclosed rear garden and garage with both garden and rear lane access. Decked patio to front. EPC Rating: TBC

Tenure Freehold

Council Tax Band D

Floor Area Approx TBC

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the popular village of Taffs Well, on the outskirts of Cardiff, which is well served by local amenities such as shops, a local park, excellent choice of local schools and selection of cafes, public houses and a regular bus and train service and with easy access to the Taff trail. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

ENTRANCE PORCH

5' 2" x 3' 6" (1.6m x 1.07m)

Entered via a uPVC door with curved glass side windows, porch with cloakroom space. Opening into hallway.

HALLWAY

10' 0" x 5' 2" (3.06m x 1.60m)

Original black and white quarry tiled flooring, a spacious hallway. Radiator. Oak doors leading to lounge and family/kitchen/dining room. Quarter turning spindled staircase leading to first floor.

LOUNGE

12' 6" x 10' 6" (3.82m x 3.22m)

Entered via a solid oak door, a beautifully presented family lounge. Built in TV cabinet with solid oak top and shelves, wood burning stove with exposed brick and tiled hearth. Radiator. uPVC window to front.

KITCHEN/DINING/FAMILY ROOM

22' 5" x 14' 11" (6.84m x 4.56m)

A spacious kitchen/dining/family room. Appointed along one side modern low level cupboards beneath solidwood worktops, composite sink with drainer and chrome mixed tap, integrated high level oven with cabinet above and below, integrated dishwasher. Large island with solidwood work surface, cabinets and draws beneath and integrated induction hob. Space for fridge freezer. Additional quality laminate work surface with cabinet below. Ample space for seating area and dining room table. Two glass roof/light panels. Tall built in storage cupboard. Quality engineered wood effect laminate flooring. Tiled splashbacks. Modern vertical radiator. Additional radiator. Double uPVC French doors opening into the well maintained rear garden. Oak door to utility room.

UTILITY/CLOAKROOM

6' 4" x 6' 0" (1.95m x 1.85m)

Low level cupboards beneath laminate countertops, space for tumble dryer, plumbing for washing machine, low level WC, wash hand basin with chrome mixer tap and vanity, mirrored wall cabinet, additional wall cupboard, wall mounted 'COMBI' gas central heating boiler. Radiator. Extractor fan. Tiled splashbacks. Obscured glass window to side. Additional obscured glass window to rear.

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FIRST FLOOR

LANDING

Doors leading to bedrooms and bathroom. Loft access.

BEDROOM ONE

14' 2" x 10' 0" (4.34m x 3.07m)

A good sized principal bedroom. Radiator. Window to front.

BEDROOM TWO

9' 9" (max) x 8' 11" (2.98m x 2.74m)

A second double bedroom. Radiator. Window to rear.

BEDROOM THREE

10' 5" x 6' 1" (3.19m x 1.87m)

A third bedroom. Radiator. Window to front.

FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

White suite; low level WC, pedestal wash hand basin, bath with chrome mixer tap and dual headed chrome shower, folding glass shower screen, fitted cupboard, extractor fan. Tiled splashbacks.

Obscured glass window to rear. Original wooden door.

OUTSIDE

REAR GARDEN

A flat, enclosed rear garden. Decking area for outside dining, slate with wooden sleeper planters with herbs and fruit bushes. Additional wrap around planter to one side with evergreens. Large area laid with artificial grass with a further paved patio area. Stone pathway leading to garage and timber gate for rear access. Bordered by a stone wall.

FRONT GARDEN

Metal gate with brick pillars, low brick wall boundary with timber fence to one side and mature shrubs to the other side. Wooden decked patio area. Paved pathway leading to front door.

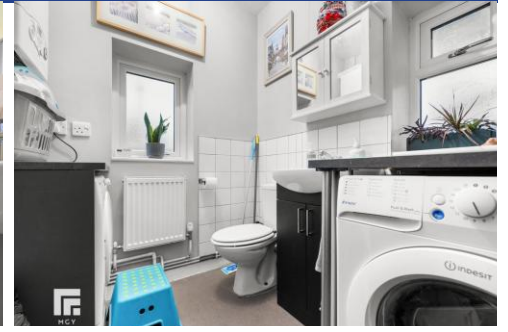
GARAGE

Roller shutter door opening to storage space. Work benches. Electric heater. Partition with door leading to second room currently being used as an office space. Pedestrian side door into garden. (shutter access via lane behind). Window to side.

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EPC AND FLOORPLAN TO FOLLOW

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Radyr, 6 Station Road, Radyr, Cardiff, South
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