



12 ANCHOR STREET
TAFFS WELL
CARDIFF CF15 7RH

ASKING PRICE OF
£265,000



END OF TERRACE PROPERTY



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1



1



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**** THREE BEDROOM END TERRACE**
**** GOOD SIZED SOUTHERLY FACING REAR GARDEN **** A bright and spacious three bedroom end terrace family house in the sought after village of Taffs Well being located on a delightful no through street. Entrance hallway, lounge to front, sitting/dining room opening to the kitchen/breakfast room. To the first floor are three bedrooms and a sizeable family bath and shower room. Gas central heating. Double glazing. Southerly facing paved patio and lawned rear garden. EPC rating: D

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 1,136 SQ.FT.

VIEWING: 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 uPVC entrance door leading to the entrance hallway. Staircase to first floor. Laminate flooring. Radiator.

LOUNGE

12' 11" x 11' 0" (3.95m x 3.36m)
With two windows to front, a good sized primary reception. Feature fireplace. Laminate flooring. Radiator.

DINING/SITTING

13' 5" x 11' 7" (4.11m x 3.55m)
With window overlooking the rear garden, a good sized second reception. Under stairs storage cupboard. Laminate flooring. Radiator. Opening to the kitchen.

KITCHEN/BREAKFAST ROOM

10' 9" x 9' 8" (3.30m x 2.95m)
Well appointed along two sides in panelled fronts beneath round nosed worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine. Plumbing for dishwasher. Tiled splash back. Two windows to rear and side. Door to rear garden. Tiled flooring. Space for breakfast table. Radiator.

FIRST FLOOR

LANDING

With staircase to first floor. Access to part boarded roof space via a drop down ladder.

BEDROOM ONE

11' 6" x 10' 2" (3.52m x 3.11m)
Overlooking the rear garden, a good sized primary bedroom. Two fitted double wardrobes to one side. Wood floor boarding. Radiator.

BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.92m)
Overlooking the entrance approach, a second double bedroom. Two fitted double wardrobes to one side. Wood floor boarding. Radiator.

BEDROOM THREE

11' 2" x 5' 10" (3.41m x 1.79m)
Aspect to front, a good sized third bedroom. Radiator.

FAMILY BATH AND SHOWER ROOM

10' 9" x 9' 6" (max)(3.29m x 2.92m)
A sizeable family bath & shower room with modern white suite comprising low level wc, wash hand basin, bath with central taps, tiled shower cubicle with chrome shower. Large airing cupboard housing the 'Worcester' combi gas central heating boiler. Full wall tiling. Tiled flooring. Obscured glass windows to side and rear. Extractor fan. Radiator.

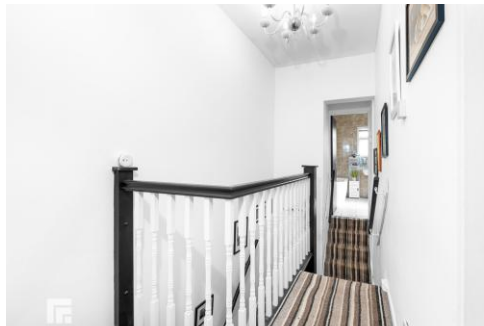
OUTSIDE

REAR GARDEN

Enjoying a southerly aspect. Paved patio leading onto an area of lawn with rear decked relaxation area. Mature magnolia tree. Timber storage shed. Outside tap. Outside power point. Outside light. Covered side access leading to gate giving access to front.

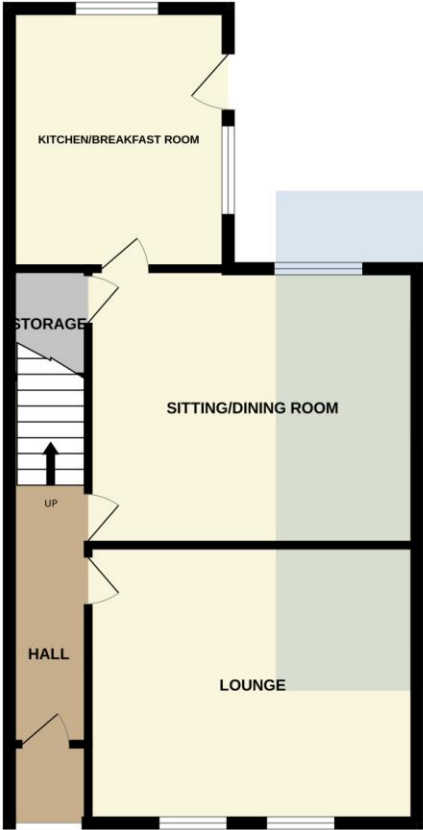


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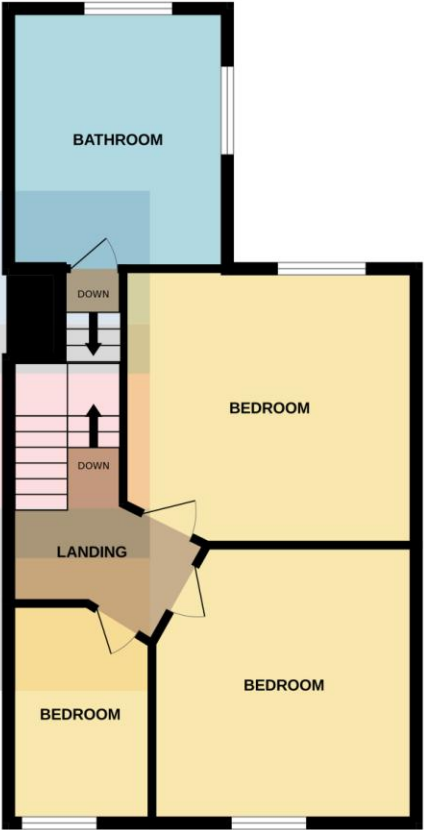


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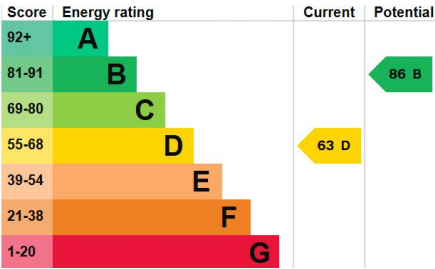
GROUND FLOOR
572 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1136 sq.ft. (105.5 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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