



4 RIVERSIDE STREET
TAFFS WELL
CARDIFF CF15 7QL

ASKING PRICE OF
£289,950



MID TERRACED HOUSE



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**** TWO DOUBLE BEDROOM CHARACTER COTTAGE ** LARGE SOUTH FACING GARDEN WITH GARTH MOUNTAIN VIEWS ** GARAGE **** A charming, two double bedroom mid terrace cottage in the sought after area of Taffs Well being close to amenities and transport links. Lounge and diner, neat fitted kitchen, rear lobby and ground floor shower room. To the first floor are two double bedrooms. Gas central heating. Double glazed windows. South facing rear garden comprising lawn, patio, rear parking and garage. EPC Rating: D

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

Approached a uPVC double glazed door leading to the lounge and diner.

LOUNGE/DINER

19' 6" x 14' 0" (5.96m x 4.28m)

An excellent sized open plan lounge and diner with two windows to front. Stair case to first floor. Feature fireplace recess with inset cast iron wood burner (please note the wood burner is no longer operational and will need replacing). Laminate flooring. Original feature staircase (blocked off). Two radiators. Door to kitchen.

KITCHEN

11' 9" x 7' 2" (3.60m x 2.20m)

Well appointed along three sides in light grey panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset range style cooker with cooker hood above. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Door to inner lobby.

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX: 798 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

INNER LOBBY

Door to rear garden. Door to kitchen. Door to shower room.

FAMILY SHOWER ROOM

6' 8" x 6' 7" (2.04m x 2.03m)

White suite comprising low level wc, vanity wash basin with storage below, walk in disability shower. Anti slip vinyl flooring. Full wall tiling. Obscured glass window to rear. Heated towel rail.

FIRST FLOOR LANDING

Approached via a single flight staircase leading to the first floor landing. Window to rear.

BEDROOM ONE

13' 11" x 9' 2" (4.25m x 2.81m)

Aspect to front, a good sized primary double bedroom. Radiator.

BEDROOM TWO

11' 1" x 9' 11" (3.40m x 3.04m)

Overlooking the entrance, a good sized double bedroom. Deep wardrobe with sliding doors. Large cupboard housing the 'Baxi' combi gas central heating boiler. Radiator.

OUTSIDE REAR GARDEN

Enjoy a south facing aspect. Excellent sized rear garden comprising large paved patio area leading into an area of lawn with rear parking accessed via gate from rear lane. Timber built summer house with power and lighting. Outside tap. Outside lighting. Door to garage.

FRONT

The pavement to the front forms part of the freehold for the property.

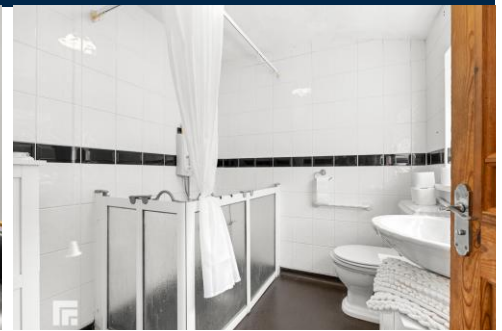
GARAGE

17' 0" x 12' 1" (5.20m x 3.70m)

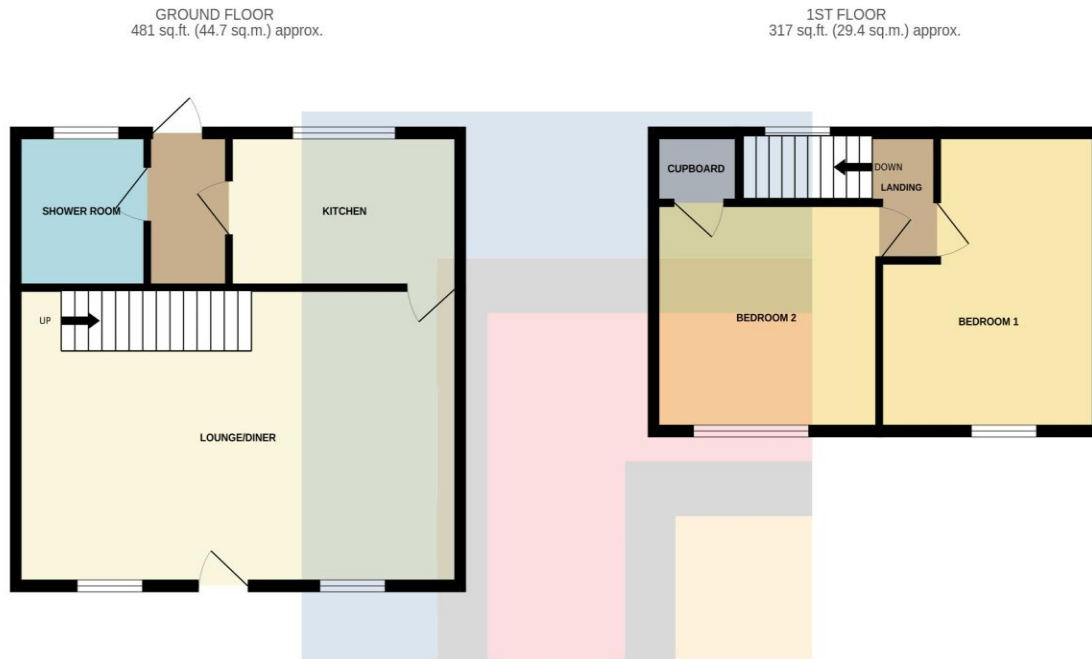
With roller shutter access door from rear lane. Power and lighting. Door to rear garden.



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TOTAL FLOOR AREA : 798 sq.ft. (74.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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