



176 GLAN-Y-FFORDD
TAFES WELL
CARDIFF CF15 7SP

ASKING PRICE OF
£219,950



BUNGALOW



2



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**** TWO BEDROOM DETACHED BUNGALOW
** IN NEED OF UPGRADE BUT OFFERING
EXCELLENT POTENTIAL ** NO CHAIN ****

A two bedroom detached bungalow in Taffs well in need of upgrade. Entrance hallway, lounge open plan with kitchen, two bedrooms and a family bathroom. Paved patio and lawned rear garden. Lawn to front and driveway to side. No chain. EPC Rating: E

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 522 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FAMILY BATHROOM

6' 9" x 6' 1" (2.07m x 1.86m)

Comprising low level wc, wash hand basin, panelled bath. Tiled splash back. Obscured glass window to rear. Radiator.

OUTSIDE

REAR GARDEN

Paved patio and lawned rear garden.

FRONT GARDEN

Lawned front garden and driveway to side.

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. The property is also situated near to the Taff Trail for cycling and walking. There is easy access to the A470 and M4 for commuting.

ENTRANCE HALLWAY

Approached via a wooden entrance door with inset obscured glass windows. Storage cupboard. Radiator.

LOUNGE/DINER

16' 7" x 10' 7" (5.08m x 3.25m)

With patio doors to the rear garden. Open plan to kitchen.

KITCHEN

10' 1" x 7' 4" (3.08m x 2.24m)

Units and worktops to three sides. Inset stainless steel sink. Space for fridge. Cupboard housing the 'Worcester' combi gas central heating boiler. Window to rear.

BEDROOM ONE

13' 5" x 9' 10" (4.10m x 3.02 maxm)

Overlooking the lawned front garden, a good sized could bedroom. Radiator.

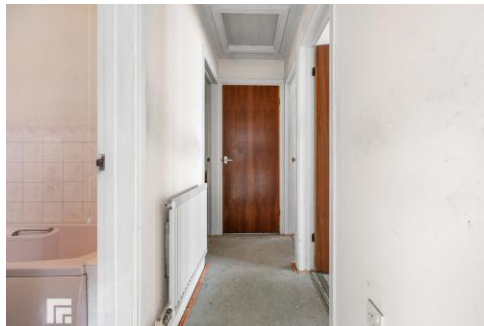
BEDROOM TWO

10' 2" x 7' 8" (3.11m x 2.35m)

Aspect to front. Radiator.

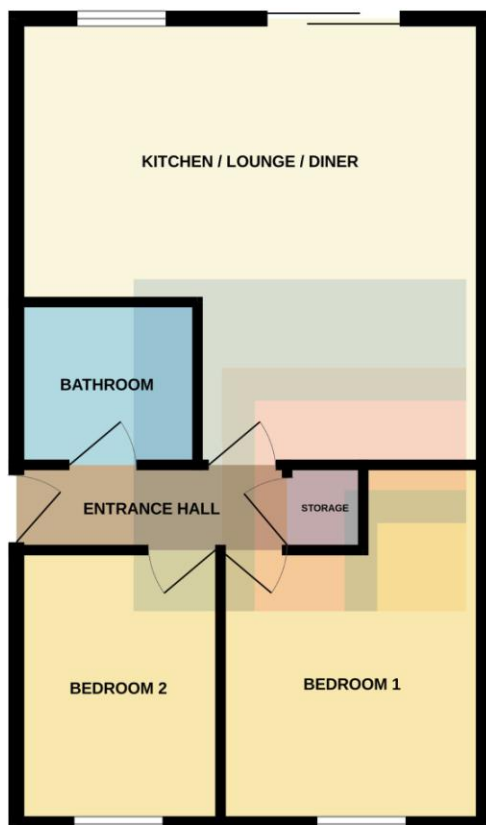


176 GLAN-Y-FFORDD, TAFFS WELL, CARDIFF CF15 7SP



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GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 522 sq.ft. (48.5 sq.m.) approx.

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