



**62 RHIW'R DDAR**  
**TAFFS WELL**  
**CARDIFF CF15 7PB**

OFFERS IN EXCESS OF  
**£350,000**



### BARN CONVERSION



**4**



**1**



**2**



**3**

**\*\* FOUR BEDROOM SEMI DETACHED HOME**  
**\*\* NO CHAIN \*\*** A four bedroom semi detached family home in the popular area of Taffs Well. Entrance hall, lounge, kitchen, utility room, cloakroom, garden room, sitting room/bedroom five. To the first floor are four bedrooms and a family bathroom. Gas central heating. Double glazing. Rear Garden and garage. EPC rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: TBC**

**VIEWING: 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 HALLWAY

Approached via a composite door to entrance porch. Window to side. Glass door to hallway. Door to understairs storage. Decorative tiled flooring. Radiator.

#### LOUNGE

10' 6" (max) x 13' 2" (3.21m x 4.03m)  
Double glazed upvc window to front. Gas fire with stone mantelpiece. Wood flooring.

#### KITCHEN

16' 2" x 9' 6" (4.94m x 2.91m)  
Well appointed along three sides, a range of base cabinets appointed below solid wood countertops, with eye level shelves appointed along two sides. Inset sink with drainer, window overlooking the rear. Space for range style cooker and hood. Tiled splash back. Integrated dishwasher. Integrated tall fridge. Tiled flooring. Door to garage. Door to utility. Radiator.

#### UTILITY ROOM

7' 8" x 6' 0" (2.35m x 1.85m)  
A range of base and eye level cabinets appointed below solid wood countertops. Space for separate washing machine and dryer. Tiled splash back. Window to rear. Doors to wc and garden room. Tiled floor.

#### CLOAKROOM

Low level wc with sink. Heated towel rail. Tiled floor. Obscured glass window to rear.

#### GARDEN ROOM

13' 10" x 8' 6" (4.23m x 2.60m)  
French doors to garden. Full length glass windows appointed along one side and ceiling. Doors leading to sitting room/bedroom. Tiled floor. Radiator.

#### SITTING ROOM/BEDROOM FIVE

8' 4" x 10' 6" (2.55m x 3.22m)  
Approached via French doors from garden room. Wooden floor. Radiator.

#### FIRST FLOOR

##### LANDING

Approached via easy rise spindle staircase. Doors leading to bedrooms, airing cupboard and bathroom. Loft access.

##### BEDROOM ONE

11' 11" x 8' 4" (3.64m x 2.55m)  
A good sized primary bedroom. Double glazed upvc windows to front. Built in double cupboard. Radiator.

##### BEDROOM TWO

10' 7" x 8' 7" (3.24m x 2.62m)  
A second double bedroom. Window to rear with exceptional views. Built in cupboard. Radiator.

##### BEDROOM THREE

7' 1" x 17' 7" (2.17m x 5.38m)  
A third double bedroom. Window to front. Radiator.

##### BEDROOM FOUR

8' 3" (max) x 8' 2" (2.54m x 2.50m)  
Window to front. Built in storage. Radiator.

#### FAMILY BATHROOM

14' 0" x 5' 4" (4.29m x 1.65m)  
A white suite comprising of a low level wc, wash hand basin with storage below. Tiled inset bath with hand held shower head. Tiled shower cubicle with twin head shower above and glass shower screen. Tiled splash back. Vinyl flooring. Two windows to the rear. Recessed spotlights. Heated towel rail.



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## OUTSIDE

### REAR GARDEN

Patio lawn

### GARAGE

7' 3" x 13' 8" (2.21m x 4.17m)

A good sized garage with up and over door (I think) housing  
combo boiler.

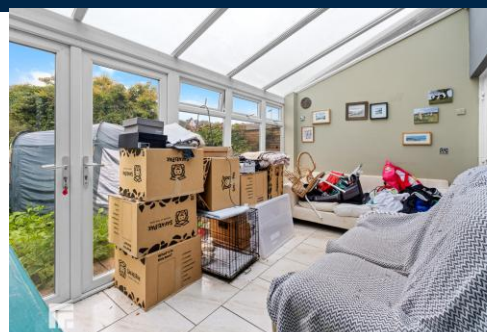
### FRONT

Brick driveway





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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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