



24 MAES IFOR
TAFFS WELL
CARDIFF CF15 7AS

ASKING PRICE OF
£275,000



END OF TERRACE



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**** END OF TERRACE PROPERTY**THREE BEDROOMS ** DRIVEWAY ** WELL MAINTAINED REAR GARDEN **** A beautifully presented three bedroom end of terrace in the sought after area of taffs well. To the ground floor; entrance hallway, lounge, kitchen/dining room and WC. To the first floor; a good sized master bedroom, a second double bedroom, neutral family bathroom and third bedroom with built in cupboard. A well maintained rear garden. Shed and driveway to rear with access via rear garden gate. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 762 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

ENTRANCE HALLWAY

Entered via a uPVC door, a bright hallway with quality wood effect laminate flooring. Radiator. uPVC window to side. Door to WC. Stairs to first floor.

CLOAKROOM

6' 3" x 2' 10" (1.93m x 0.87m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap. Tiled splashback. Obscured glass window to front. Radiator. Continuation of quality laminate flooring.

LOUNGE

14' 10" x 12' 3" (4.54m x 3.75m)

A good sized family lounge. uPVC window to front. Radiator. Quality wood effect laminate flooring.

KITCHEN/DINING ROOM

15' 5" x 9' 0" (4.71m x 2.76m)

Appointed along three sides, high and low level cupboards beneath laminate work surfaces. Stainless steel sink with chrome mixer tap and side drainer. Four ring gas hob with extractor hood and dingle oven. Plumbing for washing machine. Space for tumble dryer. Large built in understairs storage cupboard. Radiator. Double French doors leading into the well maintained rear garden.

FIRST FLOOR

LANDING

uPVC window to side. Airing cupboard. Access to loft space. Doors to all rooms.

BEDROOM ONE

13' 6" (max) x 8' 4" (4.14m x 2.55m)

A good sized family lounge master bedroom. Radiator. uPVC window to front.

BEDROOM TWO

12' 9" x 8' 3" (3.91m x 2.54m)

A second double bedroom. Radiator. uPVC window to rear.

BEDROOM THREE

7' 8" (max) x 6' 11" (2.36m x 2.11m)

A third bedroom. Built in cupboard. Radiator. uPVC window to front.

FAMILY BATHROOM

6' 9" x 5' 6" (2.07m x 1.69m)

Modern white suite; low level WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap, hand held chrome shower and glass shower screen. Tiled splashbacks and flooring. Radiator. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

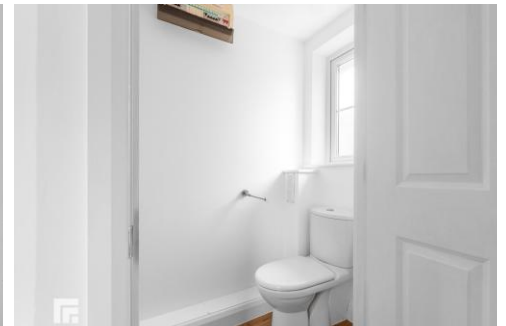
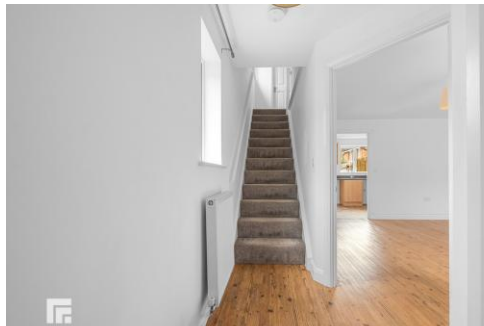
Bordered by a timber fence, a good sized, low maintenance rear garden. Paved patio leading to an area large d with artificial lawn. Gate for rear access leading to tin shed and driveway.

FRONT

Corner plot with stone area and paved pathway leading to entrance.

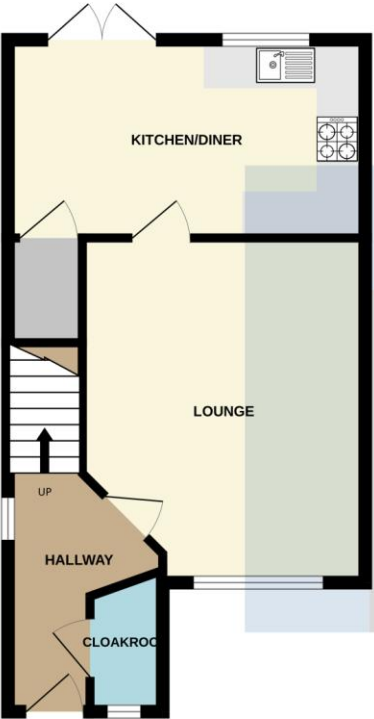


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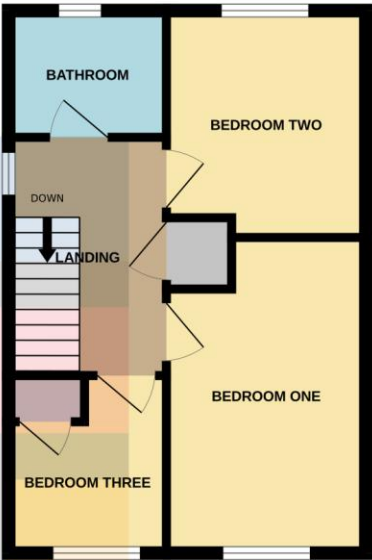


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GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

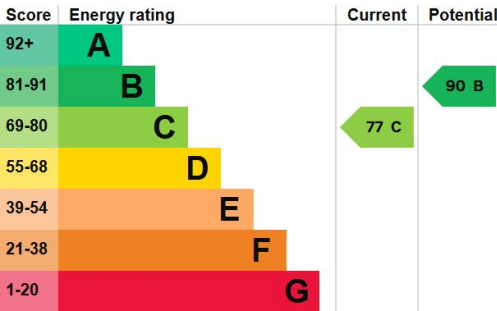


1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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