



126 GLAN-Y-FFORDD
TAFFS WELL
CARDIFF CF15 7SQ

ASKING PRICE OF
£240,000



SEMI-DETACHED HOUSE



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****END OF TERRACE PROPERTY**TWO DOUBLE BEDROOMS**DRIVEWAY**IMMACULATELY PRESENTED**** A beautifully presented two bedroom property in Taffs Well. Entrance hallway, spacious lounge leading to an open plan kitchen/dining room. To the first floor; Master bedroom, modern bathroom and second bedroom. Enclosed rear garden. Lawn to front with driveway. EPC Rating: TBC

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX:

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

Entered via a uPVC door, wood flooring, radiator. Stairs to first floor. Door into lounge.

LOUNGE

12' 4" x 11' 6" (3.78m x 3.53m)

A good sized lounge. Wooden flooring. Radiator. Built in understairs storage cupboard. uPVC window to front with fitted shutters. Archway through to kitchen/dining room.

KITCHEN/DINING ROOM

14' 10" x 10' 6" (4.54m x 3.21m)

Appointed along three sides, low level cupboards beneath solid wood worktops. Ceramic sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven and extractor fan. Space for fridge freezer. Plumbing for washing machine. Built in splash cupboard to one side. Continuation of wooden flooring. Space for dining room table. Radiator. Wall hung 'Worcester' combi boiler. uPVC window to rear. Double french doors opening into rear garden.

FIRST FLOOR

LANDING

Window to side. Access to loft. Built in cupboard. Doors to all rooms.

BEDROOM ONE

11' 8" x 9' 2" (3.58m x 2.81m)

Master bedroom with two built in cupboards. Radiator. Two uPVC windows to front.

BEDROOM TWO

9' 1" x 8' 4" (2.77m x 2.55m)

A second double bedroom. Space for wardrobe. Radiator. uPVC window to rear.

BATHROOM

6' 2" x 5' 5" (1.89m x 1.66m)

Modern white suite; low level WC, wash hand basin with gold mixer tap and wooden vanity, bath with brass mixer tap and shower. Radiator. Tiled splashbacks and flooring. Spotlights. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

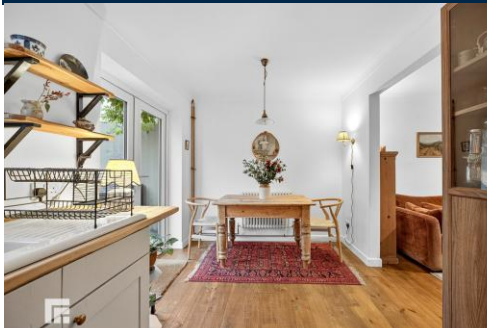
A well maintained rear garden. Bordered by a timber fence, stone area leading to a paved patio area bordered by wooden sleepers. Wooden cabin with power and water supply. Outside tap. Timber gate to side for access.

FRONT

Area laid to lawn bordered by mature trees.



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EPC AND FLOORPLAN TO FOLLOW

RADYR 029 2084 2124

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