



44 MOY ROAD  
TAFFS WELL  
CARDIFF CF15 7PX

ASKING PRICE OF  
**£275,000**



MID TERRACE PROPERTY



**3**



**1**



**1**



**2**



**\*\* THREE BEDROOM MID TERRACE  
FAMILY HOME \*\* MODERN KITCHEN  
AND BATHROOM \*\* DOUBLE GARAGE**

**\*\* A well-presented, traditional three bedroom mid terrace family home in the sought after village of Taffs Well. Entrance hallway, lounge, sitting/dining room with french doors to the rear garden, modern fitted kitchen with integrated appliances. To the first floor are three bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazed windows. Delightful paved patio and lawned rear garden with timber potting shed. Double garage with rear lane access. EPC Rating: C**

**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 the original wood panelled entrance door with stain glass window to upper part leading to the entrance hallway. Staircase to first floor. Quality tiled flooring. Radiator.

**LOUNGE**

12' 11" x 10' 7" (3.95m x 3.25m)

Overlooking the front garden, a delightful front reception. Feature fireplace. Radiator.

**DINING/SITTING ROOM**

14' 9" x 10' 5" (4.51 m x 3.19m)

With french doors to rear garden, a versatile second reception. With storage to either side of chimney breast. Brick built fireplace with inset cast iron wood burner. Under stairs storage cupboard. Laminate flooring. Opening to kitchen.

**KITCHEN**

11' 6" x 7' 2" (3.53m x 2.20m)

Well appointed along three sides in sage green finish shaker style fronts beneath marble worktop surfaces. Inset 1.5 bowl ceramic sink with worktop side drainer to side. Inset five ring gas hob with curved glass cooker hood above and oven below. Integrated dishwasher. Integrated fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Tiled splash back. Concealed combi gas central heating boiler. Two windows and composite door to rear patio. Laminate flooring.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 812 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**FIRST FLOOR**

**LANDING**

Approached via a quarter turning staircase leading to the central landing area. Pull down wooden stair ladder to access spacious loft.

**BEDROOM ONE**

11' 10" x 9' 11" (3.61m x 3.03m)

Overlooking the entrance approach, a good sized primary bedroom. Radiator.

**BEDROOM TWO**

11' 8" x 10' 1" (3.56m x 3.09m)

Overlooking the rear garden, a good sized second bedroom. Feature fireplace. Radiator.

**BEDROOM THREE**

9' 7" x 6' 2" (2.94m x 1.88m)

Aspect to front. Radiator.

**FAMILY BATHROOM**

5' 10" x 5' 7" (1.78m x 1.72m)

Modern white suite comprising low level wc, vanity wash basin with storage below, p-shaped bath with twin head chrome shower above and swivel glass shower screen. Obscured glass window to rear. Full wall tiling. Chrome heated towel rail.

**OUTSIDE**

**REAR GARDEN**

Paved patio leading onto an area of lawn with near borders of plants and shrubs. Paved pathway to rear potting shed and garage entrance. Outside power points. Outside tap. Enclosed by timber fencing. Outside lighting.

**FRONT GARDEN**

With low level brick wall and gate leading to delightful paved pathway opening to the arch entrance porch. Loose pebble garden and plants and shrubs to front. Hedgerow to side boundary.

**DOUBLE GARAGE**

17' 2" x 16' 2" (5.24m x 4.93m)

With up and over access door. Power and lighting.



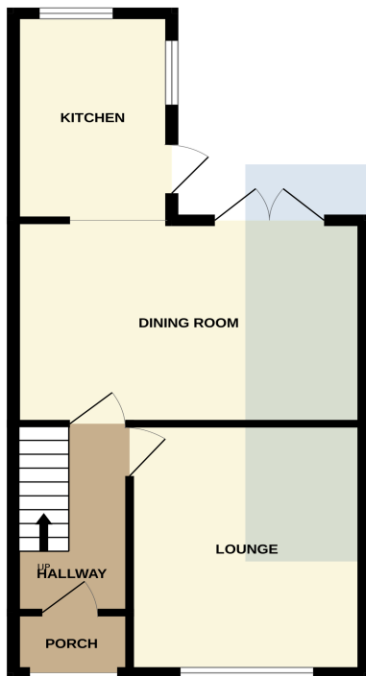


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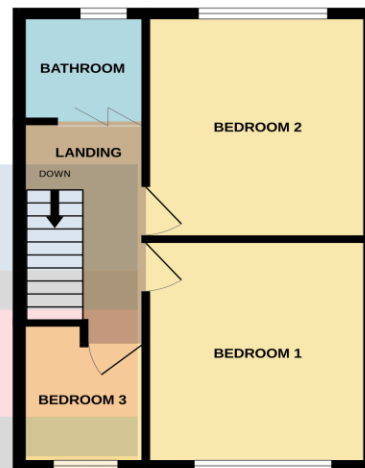


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GROUND FLOOR  
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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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