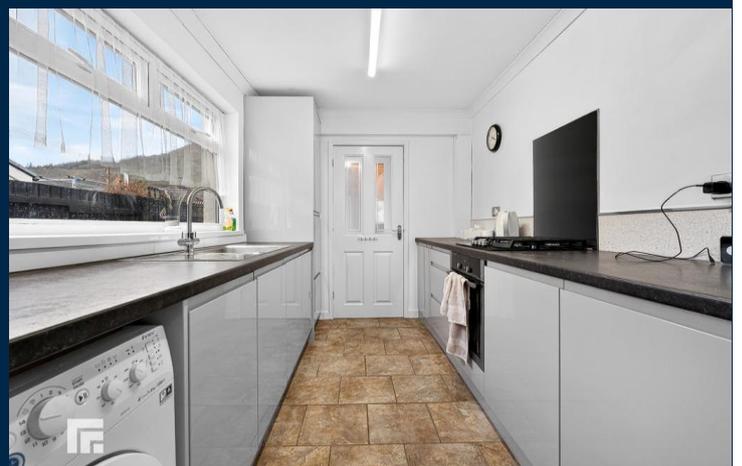




14 CARDIFF ROAD
TAFFS WELL
CARDIFF CF15 7QD

ASKING PRICE OF
£250,000



MID TERRACE PROPERTY



2



1



1



1

TENURE: FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 748 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** CHARMING MID TERRACE COTTAGE ****
TWO DOUBLE BEDROOMS ** MOUNTAIN
VIEWS ** NO CHAIN ** A beautifully presented, two bedroom cottage in the sought after area of Taffs Well. To the ground floor is a spacious open plan living/dining room with original feature fireplace and beams; modern kitchen, storage/utility area and modern bathroom. To the first floor is a large bedroom with original feature fireplace and a second good sized double bedroom. Rear garden with exquisite views of the Garth Mountain. Small garden to front. On road parking. EPC Rating: C

LOCATION

The property is situated in the popular village on the outskirts of Cardiff and is well served by local amenities such as shops, a local park, public houses and a regular bus and train service. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

LOUNGE/DINING ROOM

21' 7" x 13' 3" (6.58m x 4.04m)

Entered via a uPVC door, a spacious open plan living/dining room. Original feature fireplace and original wooden beams. Quality wood effect laminate flooring. Large under stairs storage cupboard. Three radiators. uPVC window to front. Additional uPVC window to rear. Archway through to kitchen.

KITCHEN

12' 7" x 7' 3" (3.84m x 2.21m)

Appointed along two sides, modern low level cupboards beneath laminate worktops; stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated single oven, space for fridge freezer and washing machine. Cupboard housing 'Valliant' combi boiler. Tiled flooring. uPVC window to side. Door to utility/storage area. Socket for condenser dryer.

UTILITY AREA

Continuation of tiled flooring. uPVC door into rear garden. Door to bathroom.

BATHROOM

7' 2" x 5' 9" (2.20m x 1.76m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Bath with chrome mixer and chrome shower. Tiled walls and flooring. Radiator. Two uPVC obscured glass windows to rear.

FIRST FLOOR

LANDING

uPVC window to rear. Doors to both bedrooms.

BEDROOM ONE

13' 11" x 11' 11" (4.26m x 3.64m)

A good sized master bedroom with original feature fireplace. Quality wood effect laminate flooring. Radiator. uPVC window to front. Access to roof space.

BEDROOM TWO

11' 1" x 10' 11" (3.39m x 3.34m)

A spacious second double bedroom. Quality wood effect laminate flooring. Radiator. uPVC window to rear.

OUTSIDE

REAR GARDEN

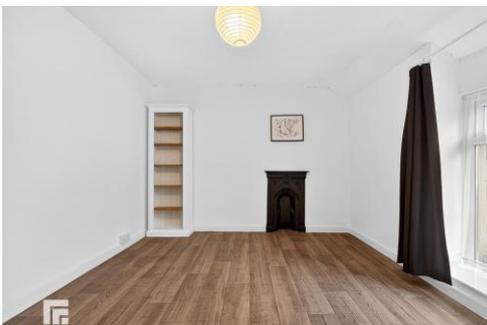
Stone patio area leading to large area laid to lawn with stone wall to one side. Timber fence to side and rear with gate for access. Exquisite views of the Garth mountain.

FRONT

Bordered by a stone wall with area of lawn. On street parking.



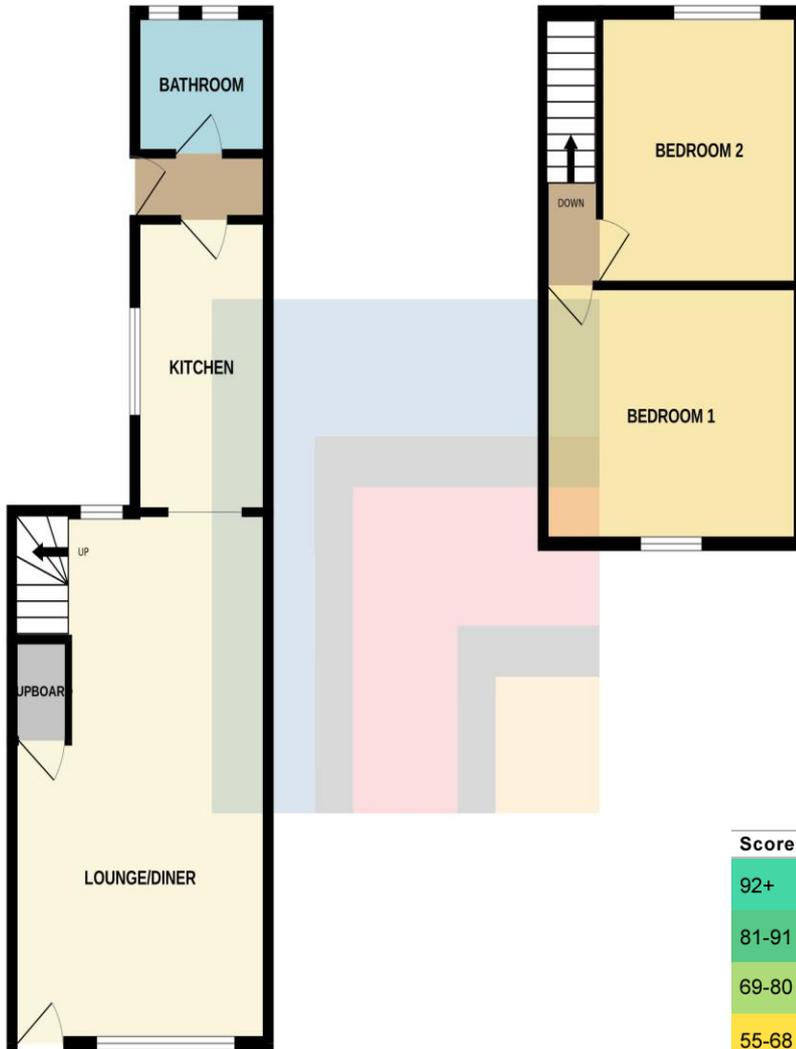
14 CARDIFF ROAD, TAFFS WELL, CARDIFF CF15 7QD



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GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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