



Cardiff Road, offers over £240,000

- Council Tax Band - D
- Two bedroom mid terraced cottage
- Unique with character and original features throughout
- Beautiful views of the Garth Mountain and River Taff
- Taffs Well Village Location
- School catchment area
- EPC Rating: D



 2  1  1



About the property

A well presented Two Bedroom Character Cottage situated in the heart of the popular village location of Taff's Well. Stunning views of the Garth mountain and the River Taff from a fabulous landscaped rear garden. An ideal first time buy or downsize, viewing highly recommended.

Accommodation

Entrance

Upvc door to entrance leading into;

Living Room

23' Max x 12' 10" Max (7.01m Max x 3.91m Max)

Cast iron fireplace to centre, slate base with wooden mantel piece to surround, smooth plastered walls to ceiling, benefits from original flagstone floor, two upvc double glazed windows, spacious dining area, three radiators, staircase leading to first floor, large walk in cupboard, door leading to:

Kitchen/Breakfast Bar

13' Max x 8' 9" Max (3.96m Max x 2.67m Max)

Steps leading down to beautifully presented fitted kitchen and breakfast bar comprising cream base and matching wall units with worktops over. Integrated fridge/freezer, space and plumbing for washer/dryer. Fitted oven with electric hobs to surface, tiled splashback with cooker hood over, spotlights, radiator, tiled floor, large upvc double glazed window to rear.



Lobby Area

Lobby area with doors leading to downstairs bathroom and door to rear garden, fitted storage cupboard housing a combi boiler, smooth plastered walls to ceiling, tiled floor, radiator, obscure upvc door leading to rear.

First Floor Landing

Carpeted staircase leading to first floor landing, smooth plastered walls to ceiling, doors leading to both bedrooms.

Downstairs Bathroom

9' 3" Max x 8' 1" Max (2.82m Max x 2.46m Max)

Three piece white suite comprising paneled bath with shower head from mixer tap, electric shower over, low level wc and pedestal wash hand basin. Tiled walls and tiled floor, radiator, obscure upvc double glazed window to rear.

Bedroom One

12' 10" Max x 11' 3" Max (3.91m Max x 3.43m Max)

Master double bedroom with beautiful cast iron fireplace to centre, double glazed window to front, exposed beam and coved ceiling, radiator, carpet.

Bedroom Two

11' 1" Max x 9' 9" Max (3.38m Max x 2.97m Max)

Double bedroom with a fitted wardrobe, smooth plastered walls to ceiling, radiator, carpet, upvc double glazed window to rear, access to loft hatch.

Outside Rear

South Westerly facing landscaped garden with superb views of The Garth mountain and River Taff to the rear. Pergola, space for hot tub, large porcelain tiled patio.

02920 612328

whitchurch@peteralan.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let