



**56 RHIW'R DDAR**  
**TAFFS WELL**  
**CARDIFF CF15 7NA**

ASKING PRICE OF  
**£210,000**



**SEMI-DETACHED PROPERTY**



**2**



**1**



**1**



**2**

**\*\* TWO BEDROOM SEMI DETACHED HOME ON A LARGE PLOT \*\* GARDENS TO SIDE AND REAR \*\* NO CHAIN \*\*** A two bedroom semi detached family home in the popular area of Taffs Well, in need of upgrade but offering excellent potential being located on a large plot. Entrance hall, lounge, kitchen and breakfast room, conservatory. To the first floor are two bedrooms and a family bathroom. Gas central heating. Double glazing. Large gardens to side and rear. Lawn and driveway to front. EPC: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX : 670 SQ.FT.**

**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.

#### ENTANCE HALLWAY

Approached via a uPVC entrance door leading to the hall. Staircase to first floor. Radiator. Door to lounge.

#### LOUNGE

13' 0" x 10' 10" (3.97m x 3.31m)  
Overlooking the lawned front garden. Radiator. Sliding door to kitchen.

#### KITCHEN AND BREAKFAST ROOM

14' 0" x 8' 7" (4.27m x 2.63m)  
Units and worktops to three sides. Inset stainless steel sink. Plumbing for washing machine. Space for cooker. Understairs storage cupboard. Door to garden. Space for breakfast table. Radiator. Opening to conservatory. 'Vaillant' combi gas central heating boiler.

#### CONSERVATORY

9' 3" x 8' 1" (2.83m x 2.47m)  
UPVC double glazed conservatory. Door to garden.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Large built in storage cupboard with shelving. Obscured glass window to side. Radiator.

##### BEDROOM ONE

14' 0" x 9' 11"(max) (4.28m x 3.04m)  
Aspect to front, a good sized primary bedroom. Built in wardrobe.

##### BEDROOM TWO

8' 6" x 7' 7" (2.60m x 2.32m)  
Aspect to rear. Radiator. Built in wardrobe.

##### FAMILY BATHROOM

6' 1" x 5' 5" (1.86m x 1.67m)  
Comprising bath, wash hand basin and wc. Wall tiling to splash back areas. Obscured glass window to rear.

##### OUTSIDE

##### REAR AND SIDE GARDEN

With large area of lawn to side and tiered levels to rear.

##### FRONT GARDEN

Lawn and driveway to front.



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GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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.  
Made with Metropix 62026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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