





31 Maes Ifor, Taffs Well

£250,000 Freehold

A Beautifully presented three bedroom, end terrace property for sale in the sought after village of Taffs Well. The property comprises of entrance hallway, cloakroom, lounge and Kitchen/Dining room. Elegant parquet flooring throughout the downstairs with quality tiled flooring in the kitchen/dining room. To the first floor; a good sized primary bedroom, a second double bedroom, family bathroom and third bedroom. A sunny, south facing, professionally landscaped rear garden, enclosed front garden and driveway with parking for three vehicles. EPC Rating: C

Council Tax band: D

Tenure: Freehold

ENTRANCE

ENTRANCE HALLWAY
Approached via a panelled entrance door with obscured glass window to upper part, leading to the entrance hallway. Elegant parquet flooring. Staircase to first floor. Window to side. Radiator.

CLOAKROOM
White suite comprising low level wc, wash hand basin. Tiled splash back. Obscured glass window to front.

LOUNGE
14' 10" x 12' 4" (4.53m x 3.76m)
Overlooking the entrance approach, a good sized primary reception. Elegant parquet flooring. Radiator. Door to kitchen.

KITCHEN/DINER
15' 6" x 8' 6" (4.72m x 2.58m)
Kitchen well appointed along three sides in light panelled fronts beneath solid wood worktops. Inset Belfast style sink. Inset ' AEG' four ring induction hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for fridge freezer. Under stairs storage cupboard. Window to rear. French doors to the rear garden. Quality tiled flooring. Ample space for family dining table. Radiator. Newly fitted Worcester combi boiler.

FIRST FLOOR

FIRST FLOOR LANDING
Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side. Large linen storage cupboard with shelving.

BEDROOM ONE
13' 7" x 8' 9" (4.14m x 2.66m)
Overlooking the entrance approach, a good sized primary bedroom. Radiator.

BEDROOM TWO
9' 10" x 8' 4" (3.00m x 2.55m)
Overlooking the rear garden, a second double bedroom. Radiator.

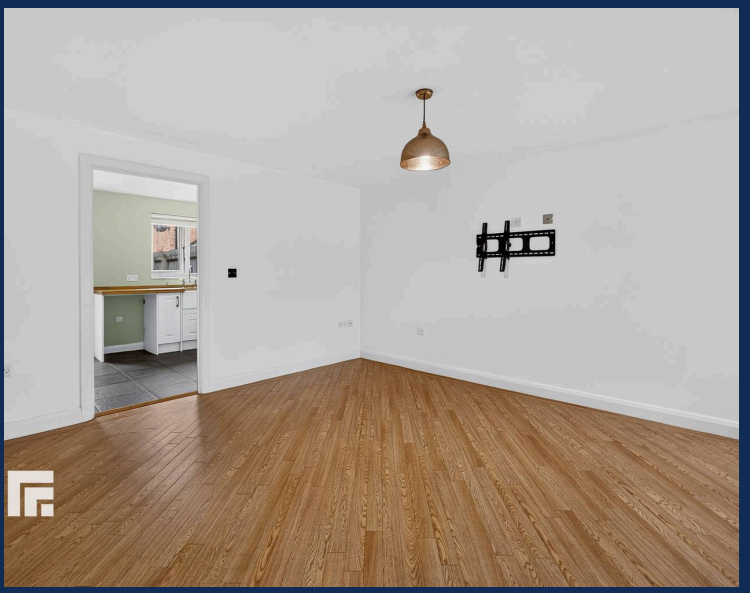
BEDROOM THREE
8' 4" x 6' 6" (2.54m x 1.98m)
Aspect to front. Built out cupboard with hanging rail. Radiator.

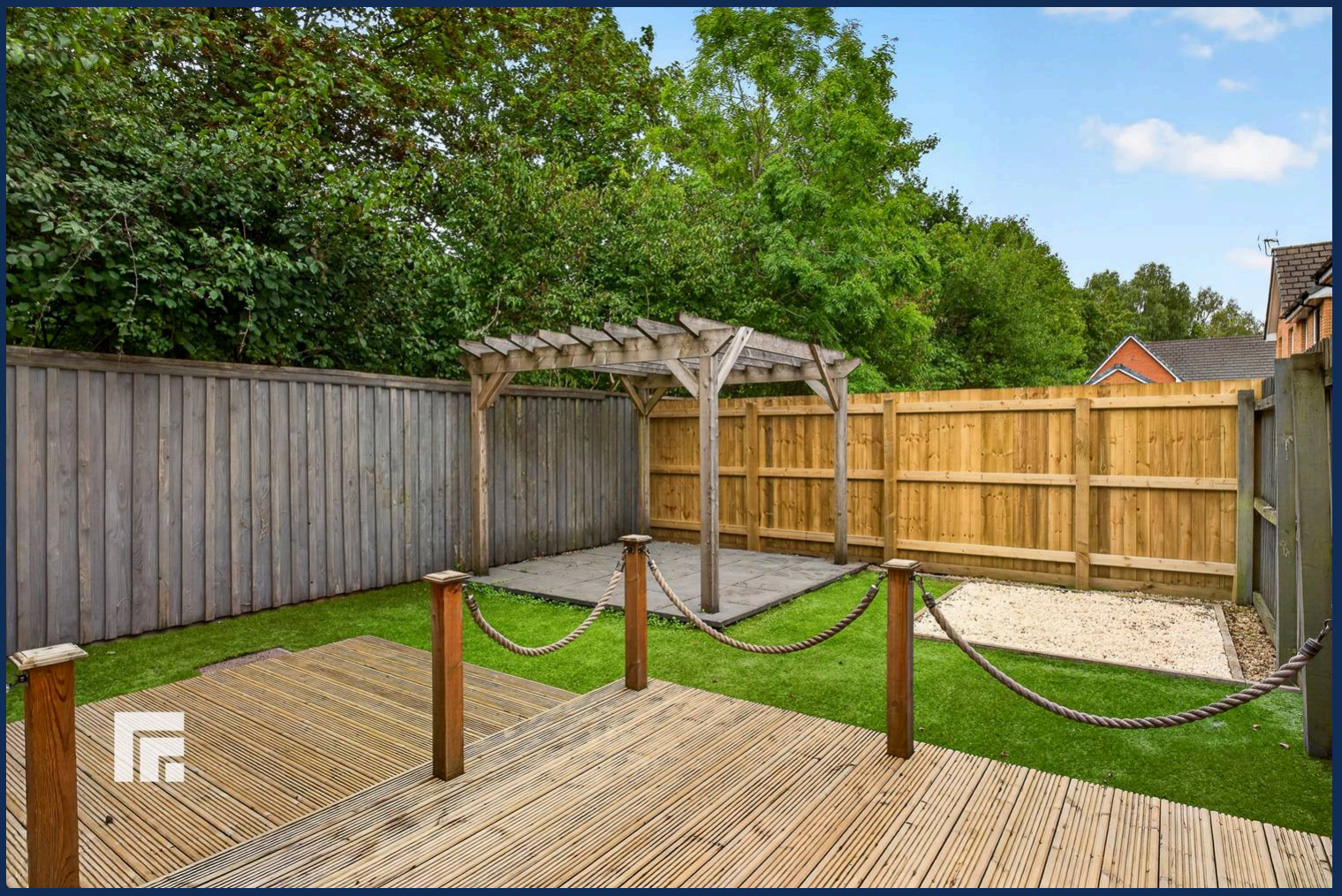
FAMILY BATHROOM
6' 10" x 5' 7" (2.09m x 1.70m)
White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Tiled flooring and splash back. Obscured glass window to rear. Radiator.

Additional information
AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.









REAR GARDEN

A professionally landscaped, south facing rear garden with large decked relaxation area leading onto an area of artificial lawn. Further paved patio with pergola over. Timber built storage shed. Access to side. Enclosed by timber fencing.

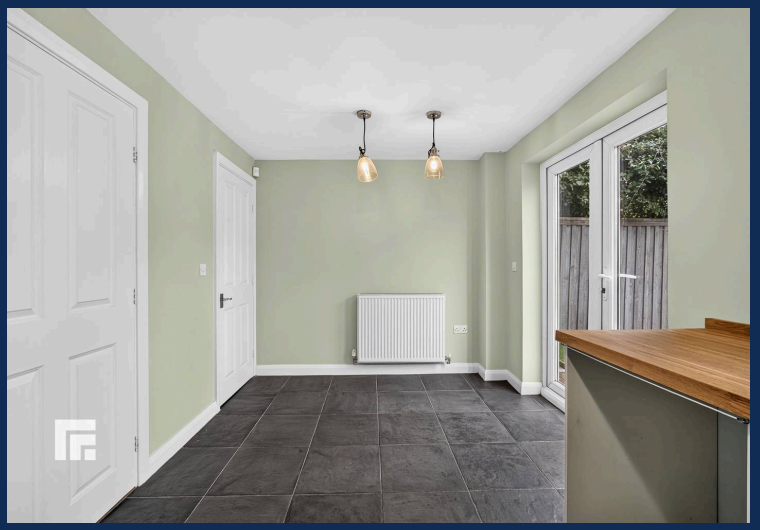
FRONT GARDEN

With area of artificial lawn to front, fully enclosed by timber fencing and entrance gate. Paved pathway to front and side. Professionally landscaped.

DRIVEWAY

3 Parking Spaces

With side by side parking for three vehicles.











GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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 ©2024

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK