



14 Tabor Street, Taffs Well

£280,000 Freehold

****CHARMING COTTAGE**TWO DOUBLE BEDROOMS**OPEN PLAN KITCHEN/DINING ROOM**CUL DE SAC** CHAIN FREE** WITH PLANNING PERMISSION**** A beautifully presented, two bedroom, charming cottage in a cul-de-sac.

Lounge with wood burning stove leading to a spacious kitchen/dining room. Inner hallway with door for rear access. Modern shower room. To the first floor; a good sized master bedroom and second double bedroom. Rear garden. Lean to for side/rear access with storage. Planning permission for double storey extension to the rear of the property. EPC Rating: C

Council Tax band: C

Tenure: Freehold

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

LOUNGE

Dimensions: 14' 2" x 12' 0" (4.34m x 3.67m). A beautifully presented family lounge. Quality wood effect laminate flooring. Large wood burning stove with exposed brick, wooden lintel mantle and stone hearth. Wooden sash window with exposed stone. Radiator. Opening through to kitchen/dining room.

KITCHEN

Dimensions: 14' 1" x 8' 10" (4.31m x 2.71m). Appointed along two sides, high and low level cupboards beneath quality laminate worktops. 'Range master' cooker to stay. Space fridge freezer. Plumbing for washing machine. Continuation of quality laminate flooring. Tiled splashbacks. Quarter turning staircase to first floor.

DINING ROOM

Dimensions: 9' 10" x 9' 9" (3.02m x 2.98m). A spacious dining room with original flagstone flooring. Radiator. Double French doors with window either side; opening into the rear garden. Opening into inner hallway.

INNER HALLWAY

Dimensions: 6' 7" x 2' 11" (2.01m x 0.89m). Original flagstone flooring. Radiator. Wall hung 'Worcester' combi boiler. uPVC door to side for access. Door through to shower room.

SHOWER ROOM

Dimensions: 6' 7" x 6' 5" (2.02m x 1.97m). Modern white suite; low level WC, wash hand basin with black mixer tap and wood effect vanity. Double shower with dual headed black shower and glass shower screens. Extractor fan. Heated towel rail. Tiled flooring. Obscured glass window to rear.

FIRST FLOOR

LANDING

Doors to bedrooms.

BEDROOM ONE

Dimensions: 15' 9" x 9' 8" (4.81m x 2.97m). A good sized master bedroom. Built in airing cupboard. Radiator. Wooden sash window to front. Access to loft space.

BEDROOM TWO

Dimensions: 11' 0" x 9' 2" (3.36m x 2.81m). A second double bedroom. Quality laminate flooring. uPVC window to rear.

OUTSIDE

REAR GARDEN

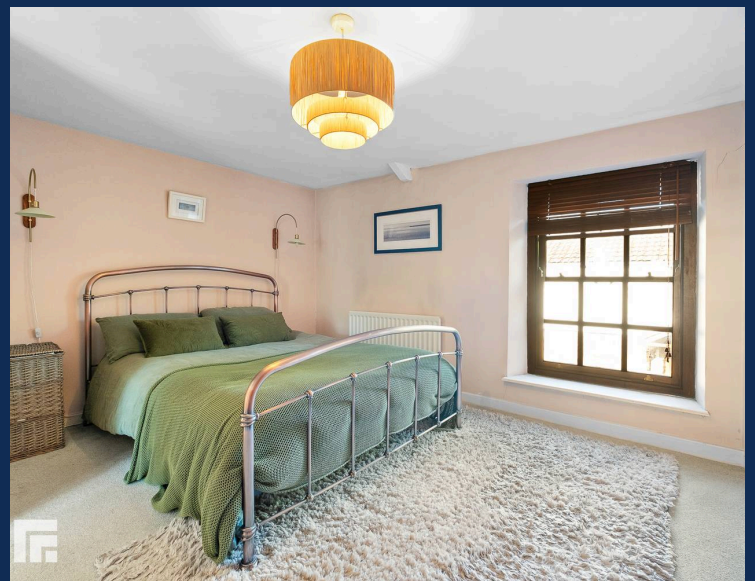
A well maintained rear garden. Bordered by a timber fence with, stone patio area leading to a seating area with wooden picnic bench. Mature trees and shrubs.

LEAN TO

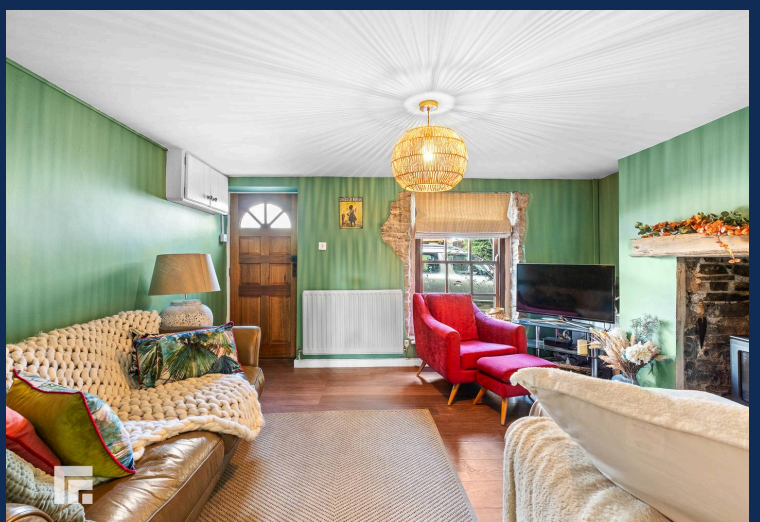
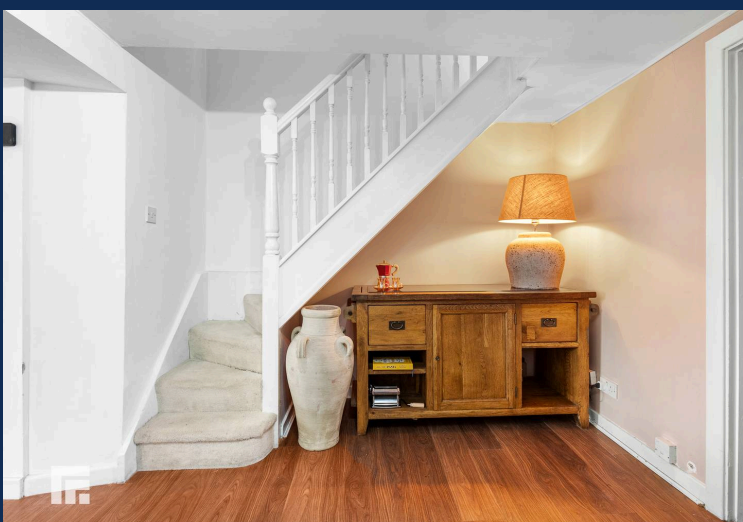
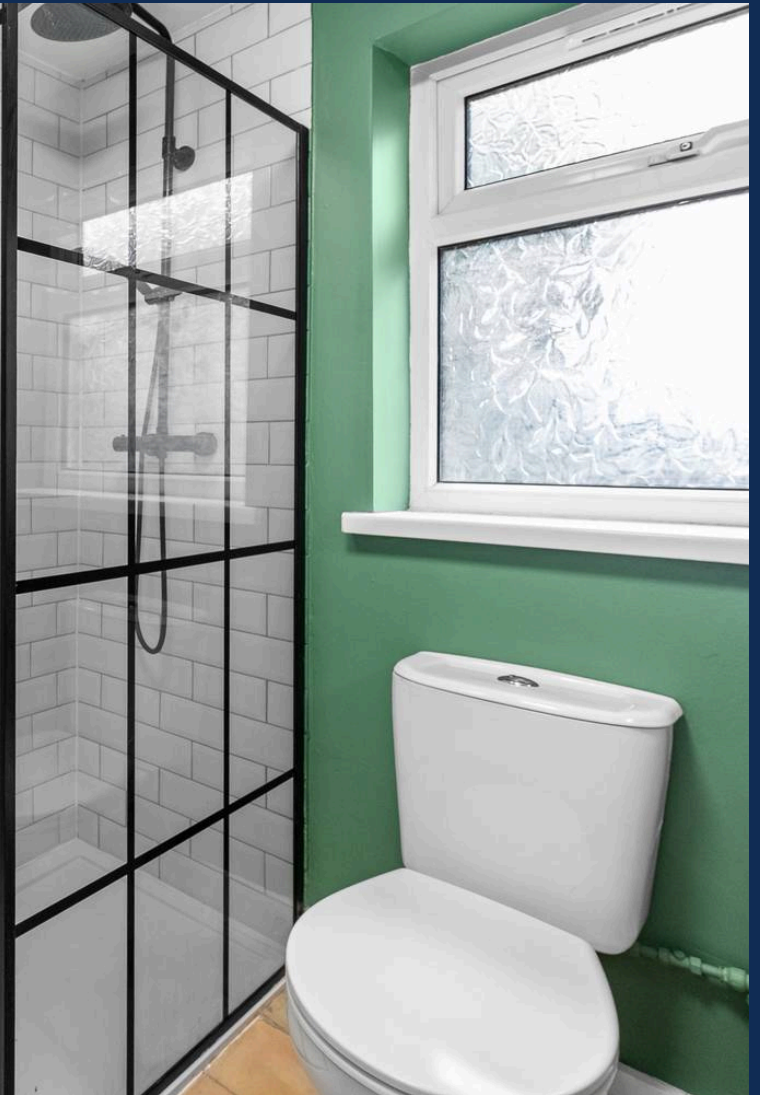
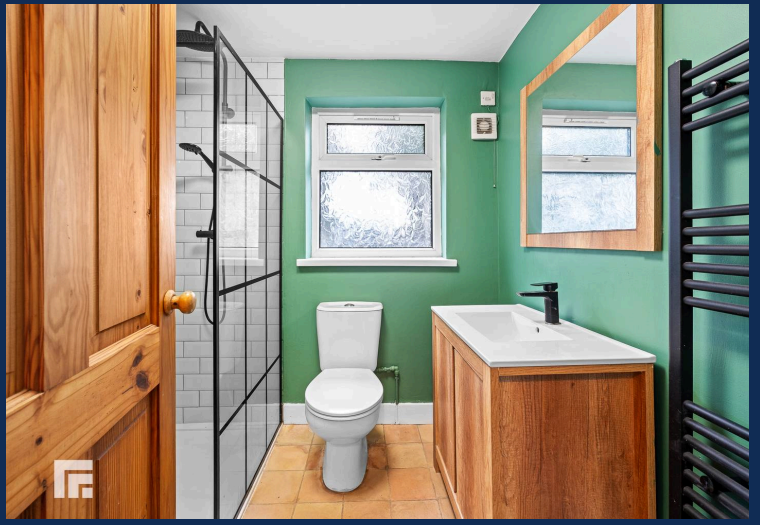
With uPVC doors to front and rear for side access to rear garden; storage space.

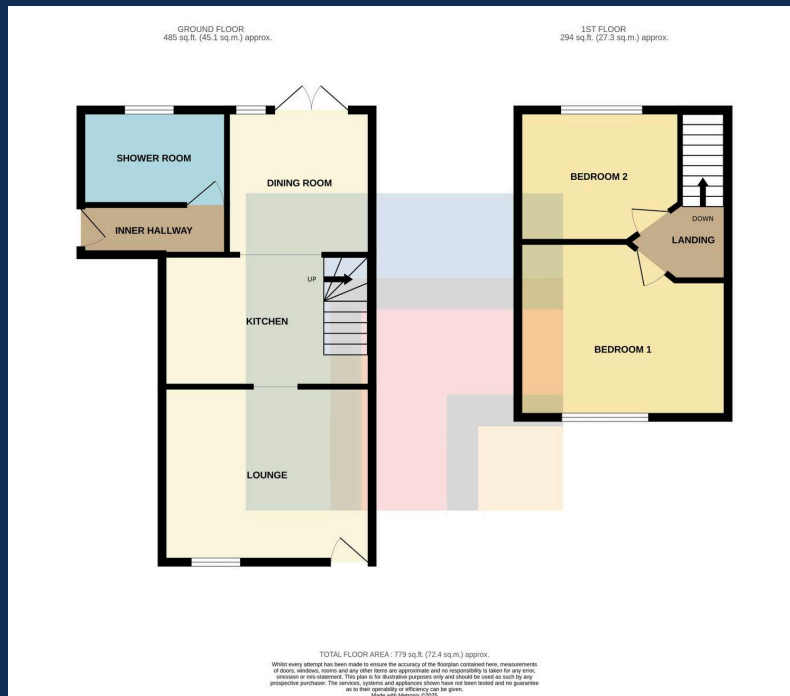
ADDITIONAL INFORMATION

Selling with planning permission for double storey extension to rear. To create an extra double bedroom with balcony and a family bathroom.









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