



**Glan-Y-Ffordd, Taffs Well Cardiff CF15 7SQ**

**welcome to**

**Glan-Y-Ffordd, Taffs Well Cardiff**

A beautifully presented three-bedroom home in the heart of Taffs Well offering comfort, style, and excellent transport links. Featuring a lounge with under-stair storage, and a spacious kitchen/diner with integrated appliances and garden access. Outside, is a stunning two-tiered rear garden.



### **Entrance Porch**

Tiled floor

### **Entrance Hall**

Radiator, wood effect flooring, door to cloakroom

### **Cloakroom/Wc**

Mostly tiled, obscured double glazed window to side, wash basin and vanity, wc

### **Lounge**

16' 1" x 12' 9" ( 4.90m x 3.89m )

Double glazed bay window to front, radiator, TV point, wood flooring, internet connection and under stair storage

### **Kitchen/Diner**

16' 1" x 8' 10" ( 4.90m x 2.69m )

Fitted with wall and base units, composite work top, induction hob, tiled splash back, extractor hood, integrated oven, integrated fridge and integrated freezer, drawers, plumbing for washing machine, 1 and a half sink and drainer, two vertical radiators, wood flooring, TV point, double glazed window to rear, double glazed sliding patio door to rear

### **Landing**

Obscured double glazed window to side, doors to all rooms, airing cupboard and radiator, hatch with ladder to fully boarded attic which holds a Two-year-old combi boiler

### **Bedroom One**

12' 5" x 9' 3" ( 3.78m x 2.82m )

Double glazed window to front, wall panelling, tv point, radiator

### **Bedroom Two**

12' x 9' 4" ( 3.66m x 2.84m )

Double glazed window overlooking the rear garden, radiator, built in wardrobe with mirrored door

### **Bedroom Three**

9' 6" x 6' 5" ( 2.90m x 1.96m )

Double glazed window to front, radiator, built in wardrobe and built in half wardrobe

### **Shower Room**

Double shower cubicle with feature glass door, wash basin and vanity, wall mounted mirror, wc, fully tiled floor and walls, obscured double glazed window to rear, blue brick shower board panels in a herringbone pattern, silver panelled towel rail

### **Front Garden**

Enclosed partially with privet hedge, paved patio with lawn.

### **Rear Garden**

Enclosed garden with several seating areas, large Indian sandstone paving, two sheds one with power and light, outside tap and electric point, flower borders, shrubs



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welcome to

## Glan-Y-Ffordd, Taffs Well Cardiff

- Three well-proportioned bedrooms
- Bright lounge with under-stair storage
- Enclosed two-tiered rear garden with seating areas
- Located in Taffs Well with excellent transport links
- Spacious kitchen/diner with integrated appliances

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in the region of

**£290,000**



Please note the marker reflects the postcode not the actual property

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