



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

welcome to

Glan-Y-Ffordd, Taffs Well Cardiff

This beautifully presented three-bedroom home in the heart of Taffs Well offers 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 excess of

£290,000



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