



Yew Street,
Taffs Well, Cardiff,
CF15 7PT



Asking Price
£265,000

3 Bedrooms
House - Terraced

A three bedroom mid-terrace home located within the heart of the ever popular village of Taffs Well, offered for sale with the added benefit of no onward chain.

Having been within the same family ownership for many years, the property now presents an exciting opportunity for a purchaser to modernise and update to their own taste and requirements. The accommodation offers excellent potential and provides a solid footprint for those seeking to create a comfortable family home or investment within this well established residential location.

The current layout includes a generous lounge / dining room, kitchen and ground floor bathroom together with three bedrooms to the first floor. Subject to the necessary alterations, relocating the bathroom to the first floor could create the opportunity to significantly enlarge the kitchen space, further enhancing the overall layout of the property. Externally the property benefits from an enclosed rear garden offering excellent potential for landscaping and outdoor entertaining.

Yew Street enjoys a convenient position within walking distance of village amenities, schools, Taffs Well train station and excellent transport links into Cardiff, making the property particularly attractive to first time buyers, investors



ACCOMMODATION

ENTRANCE HALL

A welcoming entrance hallway providing access to the principal ground floor accommodation and staircase rising to the first floor, featuring original tiled flooring, papered walls and papered ceiling.

LOUNGE

11'10" x 13'5"

A spacious reception room extending through the property and offering clearly defined areas for both living and dining, finished with carpeted flooring, papered walls, papered ceiling and radiator with TRV. Sliding doors to;

DINING ROOM

12'7" x 11'1"

A further reception space providing flexibility for dining or additional living accommodation, with rear aspect window, carpeted flooring, papered walls, papered ceiling and radiator. Door to;



Features

- THREE BEDROOM MID-TERRACE HOME
- LONG FAMILY OWNERSHIP
- EXCITING OPPORTUNITY TO MODERNISE AND IMPROVE
- POPULAR VILLAGE LOCATION IN TAFFS WELL
- GENEROUS LOUNGE/ DINING ROOM
- ENCLOSED REAR GARDEN
- IDEAL FIRST-TIME PURCHASE OR INVESTMENT OPPORTUNITY
- CLOSE TO THE EXCELLENT PUBLIC TRANSPORT LINKS & LOCAL AMENITIES
- CLOSE TO HIGHLY REGARDED SCHOOLS

KITCHEN

8'11" x 10'11"

Positioned to the rear of the property with direct access to the garden, fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink unit with drainer and space for appliances, finished with vinyl flooring, part tiled and papered walls and papered ceiling.

LOBBY

A useful rear lobby providing access to the shower room and the rear garden.



SHOWER ROOM

8'8" x 5'11"

Fitted with a three-piece suite comprising low level WC, pedestal wash hand basin and double shower with glazed enclosure and electric shower, complemented by part tiled walls, single glazed window to the rear and radiator with TRV.

FIRST FLOOR LANDING

Providing access to all first floor rooms and loft access via pull down ladder, finished with carpeted flooring, papered walls and papered ceiling.

BEDROOM ONE

8'11" x 11'1"

A comfortable double bedroom positioned to the front of the property with two single glazed front aspect windows, carpeted flooring, papered walls, papered ceiling and radiator with TRV.

BEDROOM TWO

9'8" x 11'2"

A further double bedroom located to the rear of the property overlooking the garden, finished with carpeted flooring, papered walls, papered ceiling, UPVC window and radiator with TRV.

BEDROOM THREE

9'10" x 10'1"

A generous third bedroom which could also lend itself to use as a nursery, home office or potential repositioning of the bathroom, finished with carpeted flooring, papered walls, papered ceiling, rear aspect UPVC window and radiator with TRV, together with a cupboard housing a modern Ideal Logic combination boiler.

OUTSIDE

FRONT

Forecourt style frontage set behind a low-Level boundary wall with pathway leading to the front entrance.

REAR

An enclosed rear garden providing excellent potential for landscaping and improvement, featuring a combination of patio and garden area together with rear access.

TENURE

This property is believed to be Freehold. This should be verified by the purchaser's solicitor.

COUNCIL TAX

Band D

Information

- Tenure: Freehold
- Council Tax Band: D
- Floor Area: 934.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C



3 BEDROOMS



1 BATHROOMS

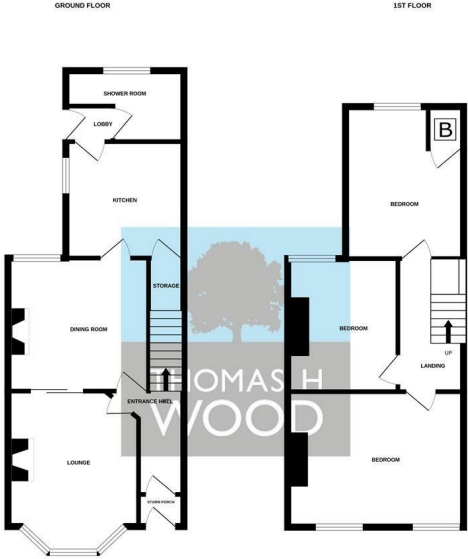


1 RECEPTION ROOMS



ENERGY RATING: D





TOTAL FLOOR AREA : 94.8 sq.m (934 sq.ft) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained herein, measurements of areas, volumes, counts and other items are approximate and no responsibility is taken for any inaccuracy or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown here are not intended to be a guarantee as to their availability or otherwise and are for general information only.
Made with Mapbox 2020



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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