



## 24 Glan-y-Ffordd, Taffs Well

£189,950 Freehold

Mid Terrace Property · Two Bedrooms · Lounge, Kitchen/Breakfast Room · Rear Garden · No Chain · EPC Rating: C

**Entrance**

Approached via a uPVC entrance door leading to the lounge.

**Lounge**

14' 9" x 11' 10" (4.50m x 3.61m)

Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Quality laminate flooring. Radiator.

**Kitchen and breakfast room**

11' 11" x 8' 2" (3.62m x 2.50m)

Well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Space for American style fridge freezer. Matching range of eye level wall cupboard. Tiled flooring. Radiator. Door to rear porch. Window to rear.

**Rear porch**

Door to rear garden. Shelving.

**First floor landing**

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

**Bedroom one**

11' 10" x 8' 2" (3.61m x 2.49m)

Overlooking the entrance approach, a good sized double bedroom. Radiator. Airing cupboard housing the combi gas central heating boiler.

**Bedroom two**

11' 11" x 8' 0" (3.62m x 2.45m)

Overlooking the attractive rear garden, a good sized second bedroom. Radiator.

**Family shower room**

6' 5" x 5' 7" (1.96m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Wall tiling to splash back areas. Extractor fan. Chrome heated towel rail.



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