



**88 RHIW'R DDAR**  
**TAFFS WELL**  
**CARDIFF CF15 7PB**

ASKING PRICE OF  
**£275,000**



**SEMI-DETACHED BUNGALOW**



**2**



**1**



**1**



**1**

**\*\*SEMI DETACHED BUNGALOW\*\*TWO BEDROOMS\*\*QUIET CUL DE SAC\*\*FULLY RENOVATED THROUGHOUT\*\*NO CHAIN\*\*A**

beautifully presented two bedroom semi detached bungalow in a quiet cul de sac location. Entrance hallway, good sized lounge, modern kitchen, renovated shower room, master bedroom and second bedroom. Front garden with stones and mature shrubs. Beautiful, mature rear garden. Driveway. Garage. EPC rating: B

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX : 539 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**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**

**HALLWAY**

Approached via a composite door into hallway. Door to cupboard housing ideal logic combo boiler and plumbing for washing machine. Radiator. Doors to all rooms.

**LOUNGE**

10' 5"(max) x 15' 10" (3.18m x 4.85m)  
A good sized reception with window to front garden with exceptional views. Quality wood herringbone flooring. Feature fireplace. Radiator.

**KITCHEN**

8' 7" x 9' 0" (2.63m x 2.75m)  
Appointed along two sides. Eye level and low level cupboards beneath wooden worktops, inset ceramic sink with chrome mixer tap. Four ring induction hob, Single oven and extractor hood. Integrated fridge freezer. Additional worktop to side with low level cupboard. Tiled splash back. Quality vinyl flooring. Radiator. Double French doors opening into rear garden.

**BEDROOM ONE**

8' 9" x 12' 7" (2.68m x 3.86m)  
Overlooking the delightful rear garden, a good sized primary bedroom with full length built in wardrobes. Radiator.

**BEDROOM TWO**

9' 4" x 8' 7" (2.87m x 2.63m)  
Window to front. Radiator.

**BATHROOM**

6' 1" x 5' 7" (1.86m x 1.71m)  
A modern wet room comprising of low level wc, vanity hand wash basin with chrome mixer tap, oak counter top with vanity. Full wall tiling. Obscured glass window to side. Extractor fan. Shaving point. Heated towel rail.

**OUTSIDE**

**REAR GARDEN**

A beautifully manicured and well maintained rear garden. Paved patio leading. Steps leading to tiers of mature trees and shrubs. Bordered by a timber French. Access to rear leading onto the Taff trail.

**FRONT**

Stoned area with mature shrubs. Driveway with metal gates leading front door and garage.

**GARAGE**

Wooden decked area leading to a single garage with uPVC door and window to side. Power and lighting. Solar panel unit and batteries.

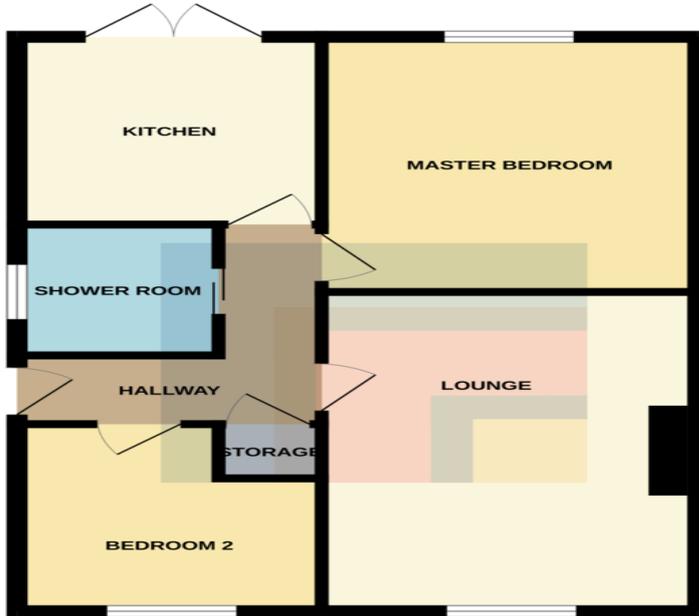


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GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.



RHIW'R DDAR TAFFS WELL

TOTAL FLOOR AREA: 539 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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