



8 WEST VIEW
TAFFS WELL
CARDIFF CF15 7SF

ASKING PRICE OF
£150,000



FIRST FLOOR MAISONETTE



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**** BEAUTIFULLY REFURBISHED TWO BEDROOM MAISONETTE ** COURTYARD GARDEN ** NO CHAIN **** A beautifully refurbished first floor maisonette with enclosed courtyard garden. Entrance hallway, open plan lounge and kitchen with a modern fitted kitchen, the property has two good sized bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. EPC Rating: D

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 535 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 uPVC entrance door with obscured glass window to upper part. Laminate flooring. Large storage cupboard.

LOUNGE AND KITCHEN

21' 1" x 12' 4" (6.43m x 3.78m)

A good sized open plan lounge and kitchen. Modern kitchen well appointed along four sides in light panelled fronts beneath slimline laminate worktop surfaces. Inset 1.5 bowl acrylic sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Space for fridge freezer. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central heating boiler. Plumbing for washing machine. Worktop breakfast bar area. Ample space for seating. Two windows to rear. Laminate flooring. Radiator.

BEDROOM ONE

12' 11" x 9' 10" (3.95m x 3.02m)

An excellent sized primary bedroom overlooking the entrance approach. Radiator.

BEDROOM TWO

12' 4" x 6' 5" (3.78m x 1.98m)

Aspect to rear. Range of freestanding wardrobes which the owner is happy to leave or take. Radiator.

FAMILY BATHROOM

6' 9" x 5' 4" (2.08m x 1.64m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with black twin head shower above. Tiled splash back. Obscured glass window to front. Matte finish marble style tile. Black heated towel rail.

OUTSIDE

COURTYARD GARDEN

Low maintenance enclosed front garden with decorative stone relaxation area. Pathway and steps to first floor access. Large storage measuring 2.17 x 2.10. Garden enclosed by timber fencing and timber gate.

ADDITIONAL INFORMATION

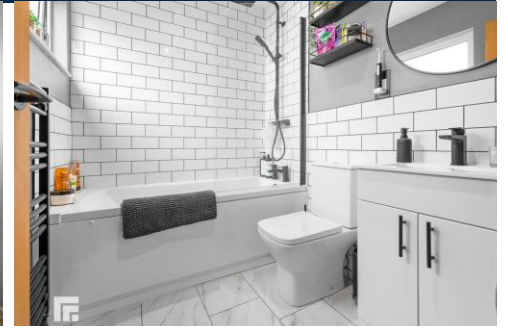
Tenure

Leasehold - 125 years from 2000 (100 years remaining)

Service charge £26 per month. Ground Rent- £10 a year.



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GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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