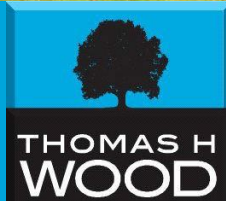




55 Rhiw'r Ddar

Taffs Well, Cardiff, CF15 7PA



Asking Price Of £180,000

2 Bedrooms



A wonderful opportunity to purchase this delightful two bedroom semi detached home situated on a quiet cul-de-sac in the popular village of Taffs Well. The property has been very well maintained by the current owners and benefits from a modern Worcester combination boiler, Wren kitchen and a beautiful and sunny garden with spectacular views to the Garth Mountain. Perfectly placed for the Taff Trail, M4, City Centre and Train Station. Viewing is highly recommended.

DESCRIPTION

The accommodation briefly comprises; entrance hall, lounge and a recently installed Wren kitchen/diner to the ground floor. To the first floor you will find two double bedrooms and a family bathroom.

ENTRANCE HALL

Double glazed door, stairs to first floor, laminate floor, textured ceiling, radiator.

LOUNGE

13' 2" x 10' 2" (4.01m x 3.10m) Double glazed window, television point, laminate floor, smooth ceiling, painted walls, fitted blinds and radiator.

KITCHEN / DINER

14' 4" x 8' 7" (4.37m x 2.62m) A spacious and modern kitchen with stunning views of the Garth Mountain. Fitted with a range of 'High Gloss' wall and base units, along with a generous breakfast bar and contrasting worktops. Incorporating a one bowl sink unit with mixer tap and drainer, inset stainless steel gas hob and electric oven, cooker hood, plumbed for washing machine, tile effect laminate floor, skimmed ceiling and radiator.



LANDING

Double glazed window to side, storage cupboard with Worcester combination boiler, loft access with ladder, textured ceiling, fitted carpet.

BEDROOM ONE

11' 1" x 10' (3.38m x 3.05m) Double glazed window to front, fitted wardrobe and recess space for additional storage or desk to accommodate working from home. Smooth ceiling, painted walls, carpet, fitted blinds and radiator.

BEDROOM TWO

9' 1" x 7' 8" (2.77m x 2.36m) Double glazed window to rear garden, fitted wardrobe, textured ceiling, carpet, radiator.

BATHROOM

20' 0" x 4' 5" (6.1m x 1.37m) Double glazed window to rear, fitted suite comprising a panelled bath with mixer tap/shower attachment, wash hand basin, low level w.c., textured ceiling, tiled walls and carpet.

OUTSIDE

FRONT

Generous driveway, laid lawn with mature shrubs and flower beds flower bed, covered porch, side gate to rear garden.

REAR

Rear garden enjoys a sunny aspect and stunning views to the Garth Mountain. The generous patio is perfectly placed to enjoy the view. Timber fencing, laid lawn, water tap and gate to the driveway.

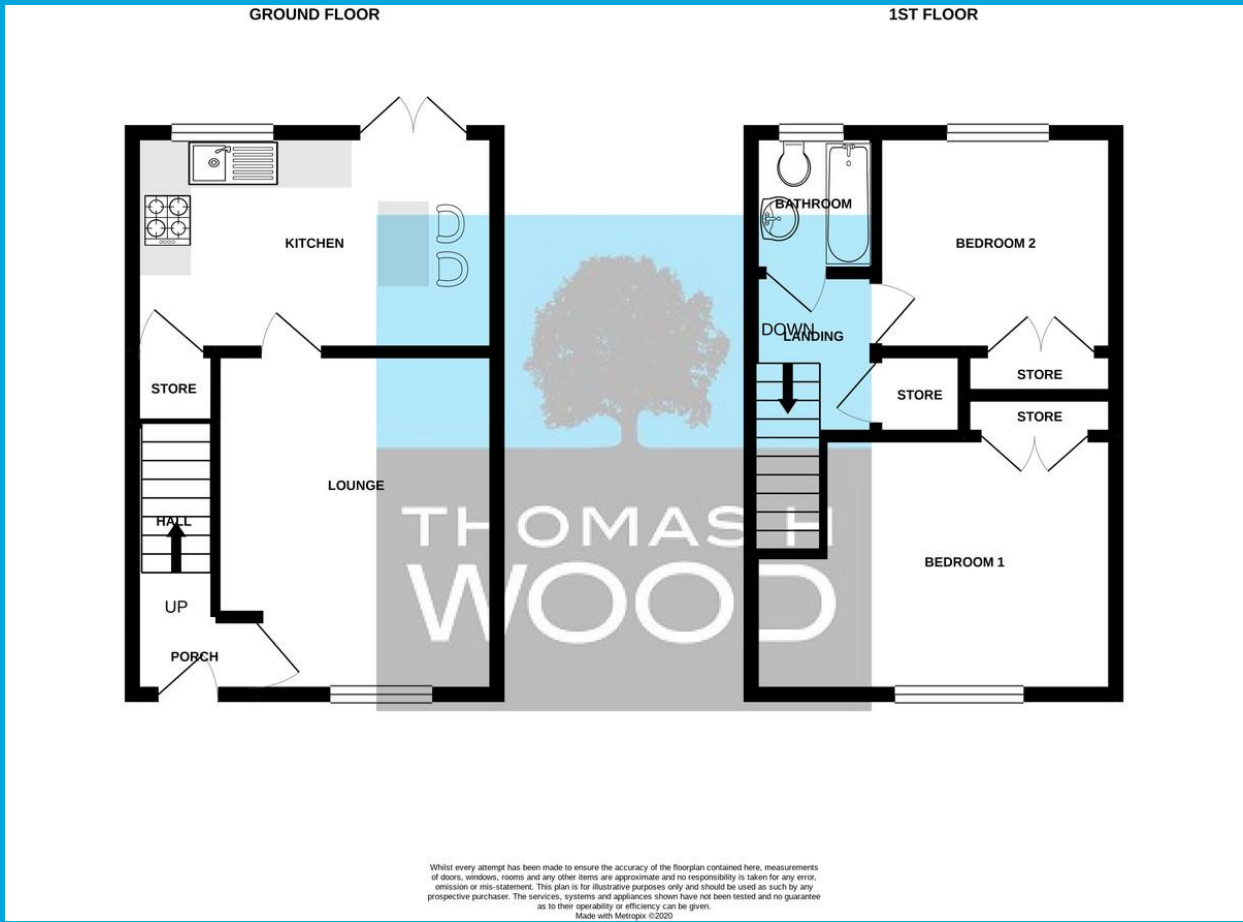
TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

BAND C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

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