

Ty Rhiw,

Taffs Well, Cardiff, CF15 7RT



Estate Agents and
Chartered Surveyors

Asking Price Of

£240,000



Detached Bungalow



Property Description

**** PUBLIC NOTICE****

We are acting in the sale of the above property and have received an offer of £251,500 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

**** SPACIOUS FOUR BEDROOM DETACHED BUNGALOW **
NO CHAIN **** A spacious detached family bungalow in a convenient location, being a short distance from Taffs Well Train Station and local amenities. Spacious entrance hallway, large lounge, kitchen and dining room. There are four good sized bedrooms, principal bedroom with ensuite shower room. Gas central heating. Tiered rear garden with decked relaxation area, parking to front. No Chain. EPC Rating: D.

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,290 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular village on the outskirts of Cardiff and is well served by local amenities such as shops, a local park, public houses and a regular bus and train service. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE PORCH

Open entrance porchway

HALLWAY

15' 9" x 6' 5" (4.82m x 1.97m)
Approached via a composite entrance door with double glazed windows with windows to side leading to the spacious L-shaped hallway, access to roof space.

LOUNGE

16' 10" x 13' 5" (5.14m x 4.10m)
With aspect to front and side, a good sized principal reception, feature contemporary fireplace and radiator.

KITCHEN/DINER

19' 0" x 12' 0" (5.81m x 3.67m)
Well appointed along three sides in panel fronts beneath round nosed laminate worktop surfaces, inset stainless steel sink and side drainer, space for range style cooker with

cooker hood above, plumbing for washing machine, space for fridge freezer, worktop breakfast bar area, windows to rear and side, space for family dining table, patio door to rear and radiator.

BEDROOM ONE

15' 6" x 11' 3" (4.73m x 3.44m)
Aspect to front, a good sized principal double bedroom, radiator and door to ensuite.

EN-SUITE SHOWER ROOM

White suite comprising low level wc, wash hand basin, shower cubicle, window to front, shaver point and radiator.

BEDROOM TWO

15' 5" x 12' 4" (4.70m x 3.77m)
With french doors leading to the verandah terrace to the front, a good sized second double bedroom, radiator and access to the spacious walk in wardrobe.

BEDROOM THREE/OFFICE

11' 11" x 9' 1" (3.64m x 2.77m)
With door and window to rear garden, radiator and built out cupboard housing the gas central heating boiler.

BEDROOM FOUR

10' 11" x 7' 7" (3.33m x 2.32m)
Aspect to rear, a good sized fourth bedroom, radiator.

FAMILY BATHROOM

8' 9" x 7' 4" (2.68m x 2.25m)
White suite comprising low level wc, wash hand basin, panelled bath, radiator and window to rear.

OUTSIDE

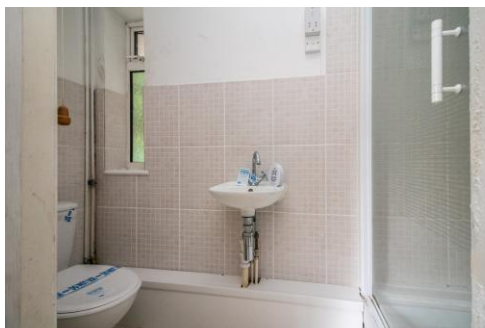
REAR GARDEN

A two tiered rear garden with Astro turf lawn to the lower tier with steps leading to the top private decked relaxation area.

FRONT GARDEN

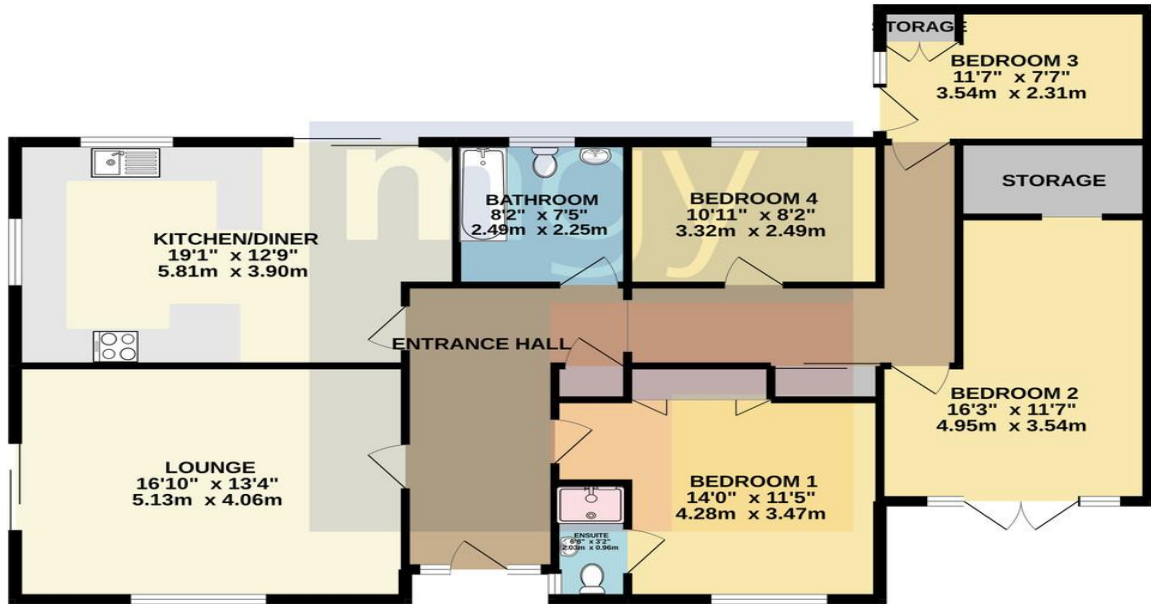
Driveway to front.

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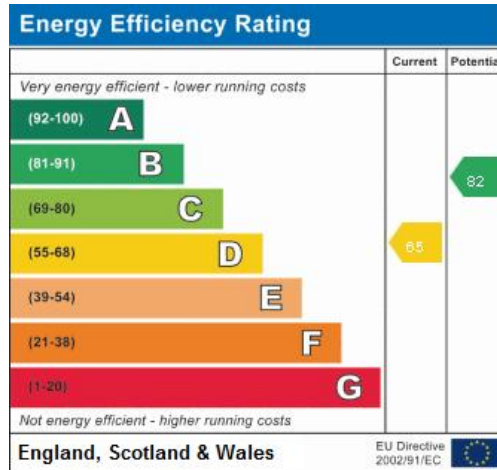


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GROUND FLOOR
1290 sq.ft. (119.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 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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Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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