

Newholme, Cardiff Road,

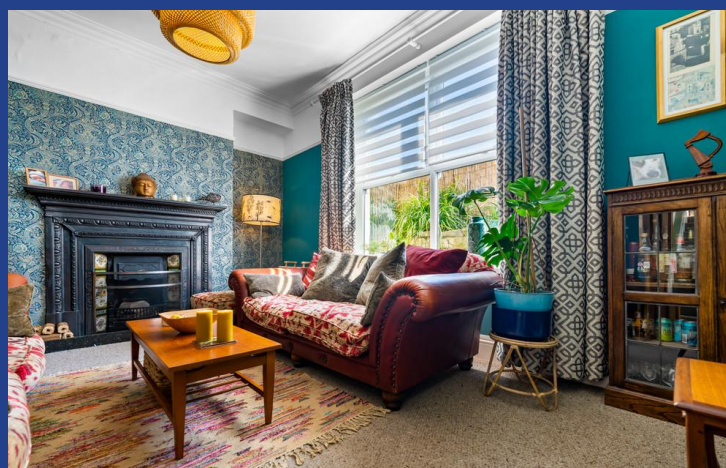
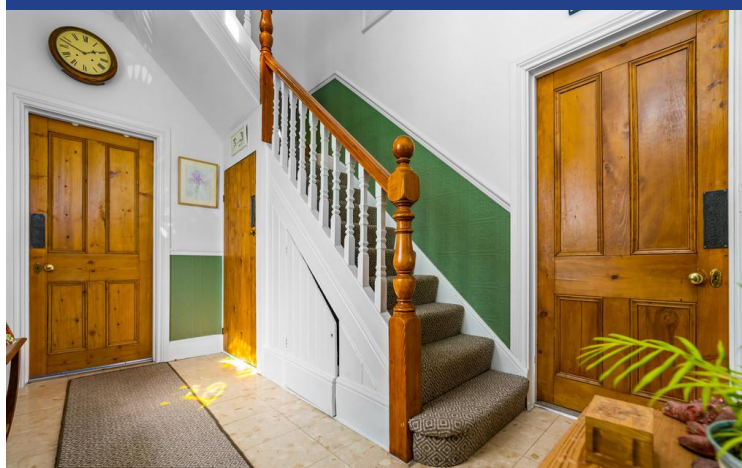
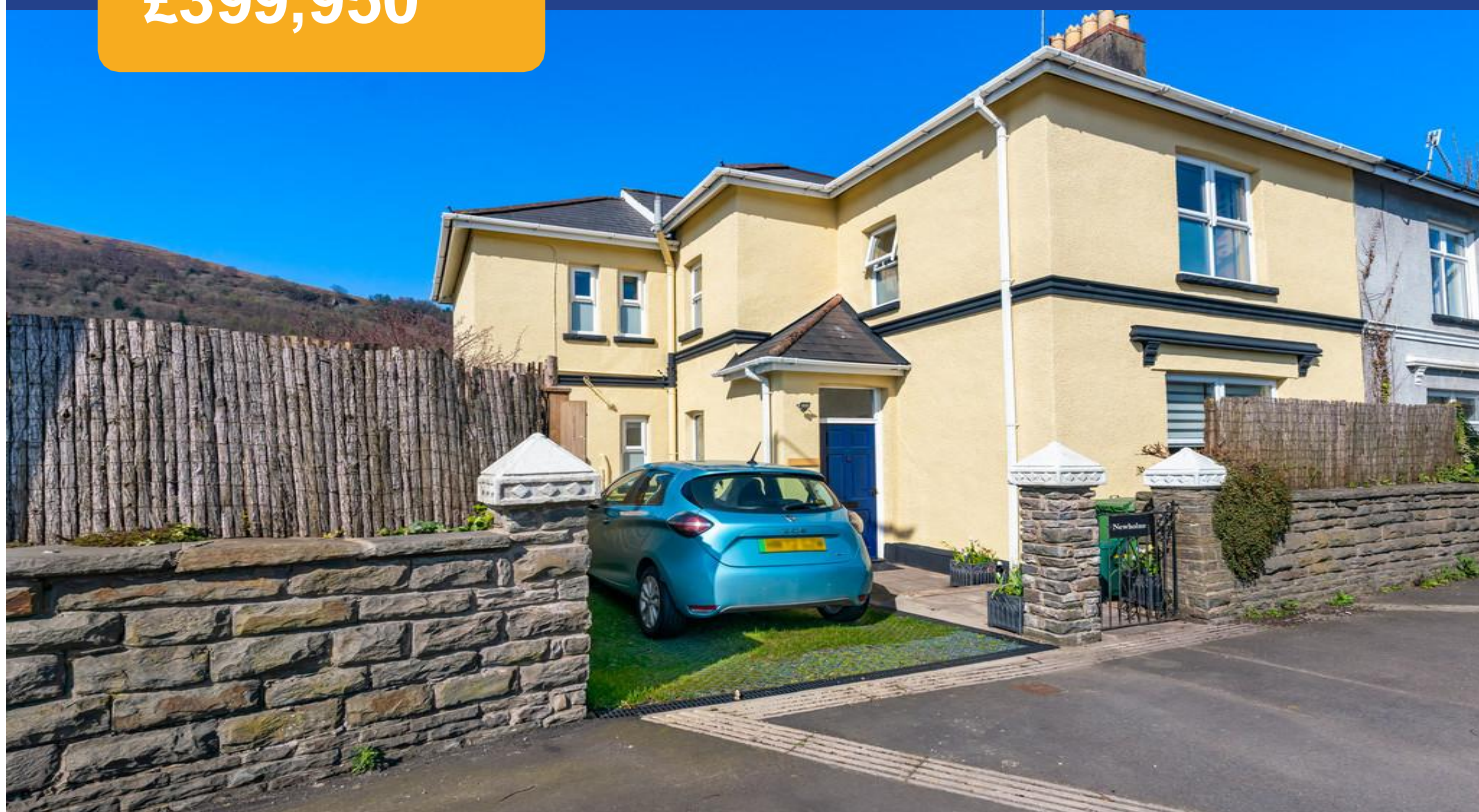
Taffs Well, Cardiff, CF15 7QD



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Semi-Detached House

3

2

3

2

Property Description

**** EDWARDIAN SEMI DETACHED FAMILY HOME ** SOUGHT AFTER LOCATION **** An Edwardian period built semi detached family home in the choice village location of Taffs Well, being close to local amenities, delightful walks, runs and cycles as well as convenient transport links. Entrance porch, spacious hallway, large lounge to front with working fire, sitting room/snug with french doors to the rear garden, kitchen and dining room, modern fitted kitchen with pantry storage and breakfast bar area, french doors to the rear patio. To the first floor is a spacious landing with access to the boarded roof space with drop down ladder, power and lighting (offering future potential for additional bedroom, subject to any planning or building regulations requirements), three double bedrooms, dressing room with shower room and a family bathroom with shower over bath. Gas central heating (combi boiler fitted 2022). Delightful paved patio rear garden and lawned side garden, large workshop, storage and additional timber build storage/utility. Driveway to the front along with electric charging point for electric car. EPC Rating: E

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,380 sq.ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in a popular village on the outskirts of Cardiff with great transport links to the city centre and is well served by local amenities such as shops, a local park, public houses. There is also a regular bus and train services, which can be accessed via a short five minute walk from the property. There is easy access to the A470 and M4 for commuting.

ENTRANCE PORCH

Approached via wood panelled entrance doorway, terrazzo tiled flooring, door to hallway.

ENTRANCE HALLWAY

11' 5" x 8' 6" (3.48m x 2.61m)

Approached via a wood panelled entrance door leading to the spacious entrance hallway, staircase with newel post and spindle banister leading to the first floor, understairs storage and additional low level storage, quality terrazzo tiled flooring and radiator. Bespoke stain glass double glazed window to side.

CLOAKROOM

Comprising low level wc, wash hand basin, window to front, tiled flooring, wall mounted Worcester combi gas central heating boiler (approx 6 months old) and chrome heated towel rail.

LOUNGE

15' 8" x 11' 5" (4.79m x 3.49m)

An excellent sized principal reception with window to front, original open flue fireplace with cast iron insert with tiled sides and ornate metal surround and radiator.

SITTING ROOM/SNUG

11' 7" x 11' 4" (3.55m x 3.46m)

With double opening french doors to the decked relaxation area, radiator.

KITCHEN/DINING ROOM

20' 3" x 13' 6" (6.19m x 4.12m)

The kitchen is well appointed along four sides in woodgrain finish panelled fronts with chrome bar handles beneath square edge worktop surfaces, inset 2.5 bowl ceramic sink with side drainer, space for range style cooker with cooker hood above, plumbing for dishwasher, space for fridge freezer, matching range of eye level wall cupboards, tiled splash back to worktop areas, worktop breakfast bar area, pantry storage with double opening doors and shelving units, terrazzo tiled flooring to the kitchen area, dining area with ample space for large family dining table, rear bay with views of the Garth mountain, french doors to the rear garden, to the dining area is tiled plank effect flooring with under floor heating.

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FIRST FLOOR LANDING

Approached via a quarter turning staircase with newel post and spindle banister leading to the spacious landing area, access to a loft space, linen storage cupboard and window to side.

BEDROOM ONE

15' 10" x 11' 6" (4.83m x 3.53m)

An excellent sized principal bedroom with window to side and large window to front enjoying views of the Craig Yr Allt mountain, original floor boarding, radiator and built out wardrobes to either side of chimney breast.

BEDROOM TWO

11' 5" x 10' 9" (3.49m x 3.30m)

Aspect to rear, a third double bedroom, built out wardrobes to either side of chimney breast, laminate flooring and radiator. Access to boarded roof space via pulled down ladder with power and lighting also window to rear pitch.

BEDROOM THREE

11' 8" x 10' 7" (3.57m x 3.24m) max

With open views of The Garth, a third double bedroom, radiator.

DRESSING ROOM

7' 2" x 4' 9" (2.19m x 1.45m)

Aspect to rear, plank effect tiled flooring, radiator and door to shower room.

SHOWER ROOM

7' 1" x 3' 6" (2.18m x 1.07m)

Modern white suite comprising low level wc, vanity wash hand basin with storage below, corner shower cubicle, wall tiling to splash back areas, tiled flooring and extractor fan.

FAMILY BATHROOM

9' 0" x 6' 6" (2.76m x 1.99m) max

Quality white suite comprising low level wc, vanity wash basin with storage below, P-shaped bath with shower mixer type having chrome twin shower heads, wall tiling to splash back areas, two windows to front and radiator.

OUTSIDE

REAR & SIDE GARDEN

Paved patio and decked relaxation rear garden, gate to rear lane, delightful lawned side garden with inset fruit trees, timber gate to front. Access to workshop, storage and utility/storage area.

STORAGE/UTILITY AREA

7' 8" x 6' 3" (2.34m x 1.93m)

Timber built storage/utility area with plumbing for washing machine and space for tumble dryer, electric shower, bath to be removed by current owners, power and lighting. Outside tap.

WORKSHOP

17' 0" x 11' 7" (5.19m x 3.54m)

Large workshop with power and lighting, entrance door and steps down to workshop.

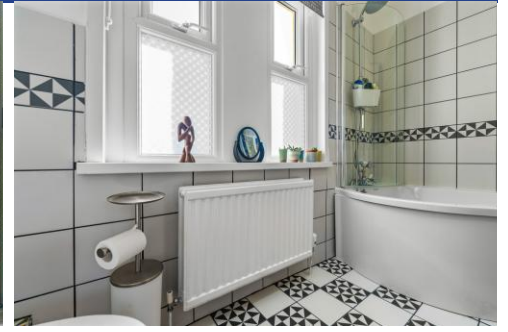
FRONT GARDEN

Stone built wall to front boundary, paved pathway with entrance gate leading to front door, eco driveway, outside power point and electric car charger. Gate to rear garden.

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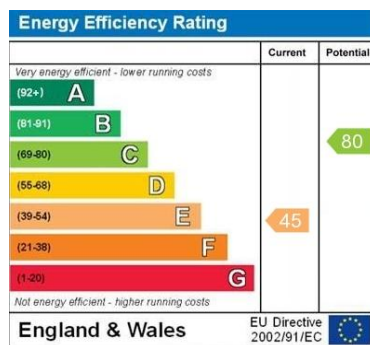
GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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