

73 Rhiw'r Ddar,

Taffs Well, Cardiff, CF15 7PB



Estate Agents and
Chartered Surveyors

Asking Price Of

£279,950



Semi-Detached Bungalow



Property Description

**** TWO BEDROOM SEMI DETACHED BUNGALOW ** NO CHAIN **** A bright and well presented two bedroom semi detached bungalow in a pleasant cul-de-sac location in the sought after area of Taffs Well. Entrance hallway, spacious lounge, neat fitted kitchen, two bedrooms and a large rear conservatory with french doors. Gas central heating, double glazing. Large south westerly facing rear garden comprising paved patio and lawn, long driveway to side leading to the garage. No chain. EPC Rating: tbc

Tenure Freehold

Council Tax Band E

Floor Area Approx TBC

Viewing Arrangements
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 HALL

Approached via a uPVC entrance door leading to the entrance hallway, access to roof space, linen storage cupboard, doors to all rooms and radiator.

LOUNGE

15' 10" x 10' 5" (4.84m x 3.20m)
Overlooking the lawned front garden, a good sized principal reception, feature fireplace with inset electric fire and radiator.

KITCHEN

9' 5" x 8' 7" (2.88m x 2.64m)
Appointed along three sides in light panelled fronts beneath laminate worktop surface, inset stainless steel sink with side drainer, inset four ring

gas hob with cooker hood above and oven below, space for fridge freezer, plumbing for washing machine, matching eye level wall cupboards, wall tiling to splash back areas and window to front.

BEDROOM ONE

12' 8" x 10' 5" (3.87m x 3.19m)
With patio doors to the rear conservatory, a good sized principal bedroom, range of fitted bedroom furniture, radiator.

BEDROOM TWO

8' 9" x 8' 7" (2.68m x 2.64m)
With french doors to the rear conservatory, a second double bedroom, radiator.

CONSERVATORY

17' 4" x 12' 10" (5.30m x 3.92m)
A large uPVC double glazed conservatory which can be accessed via both bedrooms, french doors giving access to the rear garden and two radiators.

FAMILY BATHROOM

Comprising low level wc, wash hand basin, panelled bath with shower mixer tap and triton shower above, window to side, full wall tiling and radiator.

OUTSIDE

REAR GARDEN

A sizeable and delightful, south westerly facing rear garden with large paved patio leading onto a good sized area of lawn, enclosed by timber fencing to two sides with rear conifer hedgrow, additional garden room/potting shed (2.8m x 1.8m) to the rear of the garage.

FRONT GARDEN

Large lawned front garden with long driveway to side leading to garage.

GARAGE

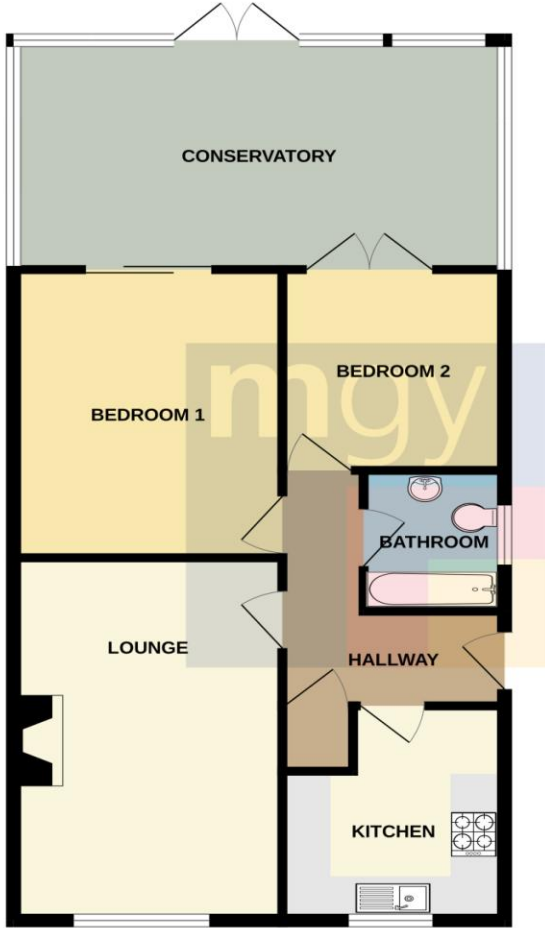
17' 8" x 8' 7" (5.39m x 2.62m)
With up and over access door, power and lighting. Door to rear garden.

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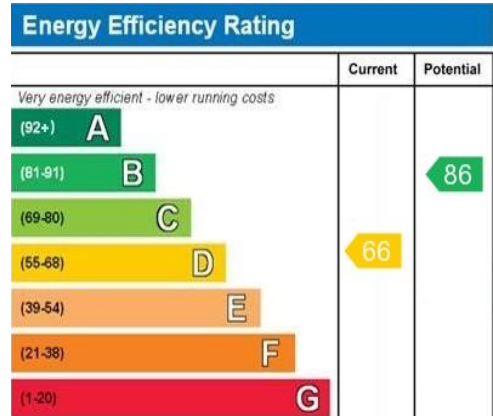


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GROUND FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 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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