

# 141 Glan-y-ffordd,

## Taffs Well, Cardiff, CF15 7SQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£239,950**



Semi-Detached Property

3

1

1

1

# Property Description

**\*\* THREE BEDROOM SEMI DETACHED FAMILY HOME \*\*** A well presented, three bedroom semi detached family home in the sought after area of Taffs Well, being a short distance from local amenities and transport links. Entrance hallway, storage/potential cloakroom, lounge, neat fitted kitchen and dining room with french doors to the rear garden. To the first floor are three bedrooms and a family shower room. Gas central heating, double glazed windows. Low maintenance rear garden with paved patio. Driveway with parking for two cars. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 810 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 HALLWAY

Approached via a uPVC woodgrain effect entrance door with double glazed windows to upper part leading to the entrance hallway. Staircase to first floor. Radiator.

## STORAGE/POTENTIAL CLOAKROOM

Formally the downstairs cloakroom with water and drainage still in place

## LOUNGE

16' 2" x 12' 8" (4.95m x 3.87m)  
With deep silled bay style window to front. Understairs storage cupboard. Laminate flooring and radiator.

## KITCHEN AND DINING ROOM

16' 2" x 10' 2" (4.95m x 3.12m)  
Appointed along three sides in light panelled beneath woodgrain effect

laminated fronts. Inset ceramic sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Wall mounted 'Ideal' gas central heating boiler. Window to rear. Ample space for family dining table. French doors to rear garden. Laminate flooring and radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Obscured glass window to side. Access to roof space. Airing cupboard housing the hot water cylinder with shelving above. Doors to all rooms.

### BEDROOM ONE

12' 6" x 9' 3" (3.83m x 2.84m)  
Overlooking the entrance approach, a good sized principal bedroom. Radiator.

### BEDROOM TWO

12' 6" x 9' 3" (3.83m x 2.84m)  
Overlooking the rear garden, a second double bedroom. Two built in wardrobes with hanging rails and shelving. Radiator.

### BEDROOM THREE

9' 7" x 6' 7" (2.93m x 2.01m)  
Aspect to front. Built out storage cupboard over stairs. Radiator.

### FAMILY SHOWER ROOM

6' 5" x 5' 7" (1.97m x 1.71m)  
Modern white suite comprising low level wc, vanity wash basin with storage below, double width shower cubicle with electric shower above. Full wall tiling. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Low maintenance rear garden laid with paved patio. Enclosed by timber fencing. Timber gate leading to side driveway.

### FRONT GARDEN

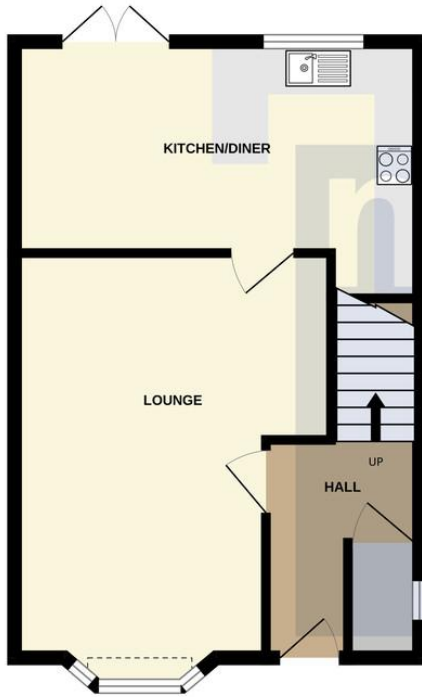
Lawned front garden with paved pathway to front door. Driveway to side providing parking for two cars. Timber gate leading to rear garden.

141 Glan-y-ffordd,  
Taffs Well, Cardiff, CF15 7SQ

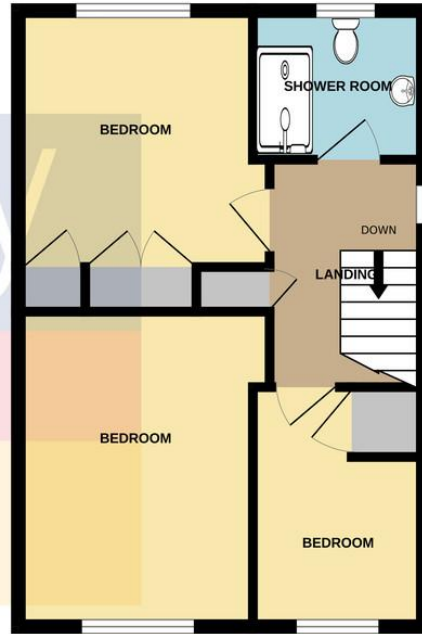


# 141 Glan-y-ffordd, Taffs Well, Cardiff, CF15 7SQ

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Radyr** 029 2084 2124

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



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.