

10 Tabor Street,
Taffs Well, Cardiff, CF15 7PS



Estate Agents and
Chartered Surveyors

Asking Price Of

£295,000



End Terrace Property



Property Description

**** BEAUTIFUL CHARACTER END TERRACE HOUSE **
LARGE GARDEN ** GARDEN ROOM **** A beautifully presented, extended, character, end terrace family house on highly regarded 'Tabor Street' being the second oldest street in the sought after village of Taffs Well. Entrance hallway with tiled flooring & understairs storage, lounge with sash cord window and fitted shutters, large kitchen & family dining room, modern fitted kitchen with integrated appliances and tri-folding doors to the rear garden. To the first floor are two double bedrooms and a large family bath and shower room. Gas central heating, double glazed windows, sash cord windows to front. Superb, sizeable southerly facing rear garden with spacious garden room to the rear, side access to garage. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 902 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 composite 'Solidor' entrance door leading to the entrance hallway, staircase with spindle banister leading to the first floor, large understairs storage cupboard with automatic light, original style tiled flooring and vertical column radiator.

LOUNGE

12' 3" x 11' 4" (3.75m x 3.47m)

A delightful principal reception with exposed stone wall to one side, sash cord window to front with fitted shutters, deep chimney recess exposed stone fireplace and slate hearth with oak beam above, cast iron wood burner. Storage and shelving units to either side of chimney recess, quality laminate flooring and vertical column radiator.

KITCHEN/BREAKFAST/FAMILY ROOM

19' 5" x 14' 9" (5.93m x 4.51m)

An excellent sized open plan kitchen and family room. Kitchen well appointed along two sides in country style panelled fronts beneath solid oak wood worktop surfaces, inset 1.5 bowl ceramic sink with side drainer with monoblock mixer tap, inset 'Neff' five ring gas hob with 'Neff' glass topped cooker hood above, integrated oven and microwave oven, integrated slim line dishwasher, integrated washing machine, tiled splash back, central breakfast island of matching units and worktop, open plan family dining and seating area, slate tiled floor throughout, recessed spotlights, tri folding doors leading to the rear paved patio area. Vertical column radiator.

FIRST FLOOR

Quarter gallery landing with doors to two double bedrooms and master bedroom. Two storage cupboards. Loft access with pull down ladder and lighting.

LANDING

Approached via a quarter turning staircase leading to the exceptionally spacious central landing area, access to roof space and two large storage cupboards.

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BEDROOM ONE

12' 2" x 11' 8" (3.72m x 3.58m)

With sash cord window to front, fitted shutters, exposed floor boarding and vertical column radiator.

BEDROOM TWO

12' 11" x 8' 11" (3.94m x 2.72m)

Overlooking the delightful rear garden, an exceptionally bright double bedroom, exposed wood floor boarding, radiator.

FAMILY BATHROOM AND SHOWER ROOM

9' 2" x 8' 7" (2.80m x 2.62m)

A spacious family bathroom comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome twin head shower, wall tiling to shower area, wood panelled bath with shower mixer tap, half height wood panelling, airing cupboard housing the 'Baxi Duo-Tec' combi gas central heating boiler, obscure glass window to side, electric shaver boiler and column radiator with towel heater.

OUTSIDE

REAR GARDEN

A sizeable rear garden enjoying a southerly aspect comprising a paved patio with railway sleeper style steps leading to the shaped area of lawn with a central decked relaxation area, further area of decorative stones leading to the rear garden room. Timber storage sheds and side access leading to front.

GARDEN STUDIO

15' 7" x 9' 6" (4.77m x 2.92m)

A spacious timber built garden room with power and lighting. Ideal home office set up.

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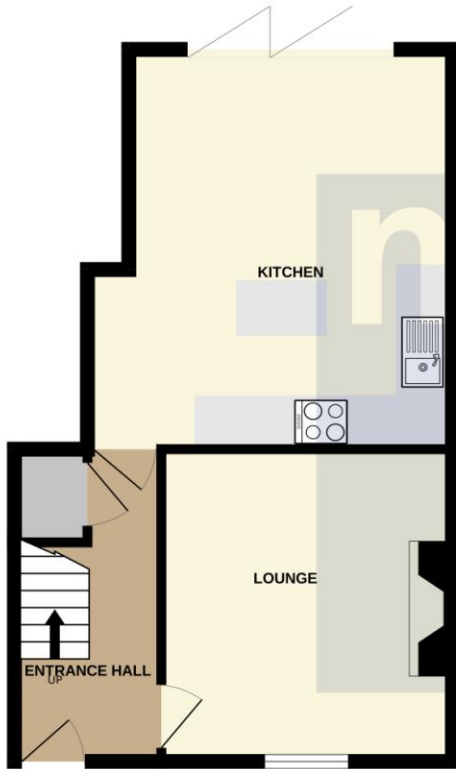


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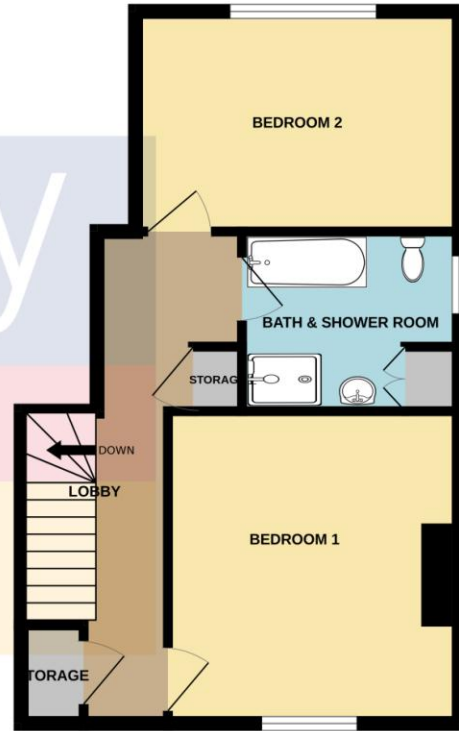


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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

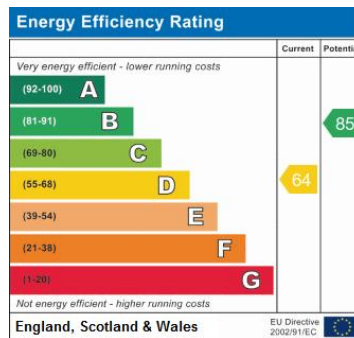


1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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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