

47 Glan-y-ffordd,

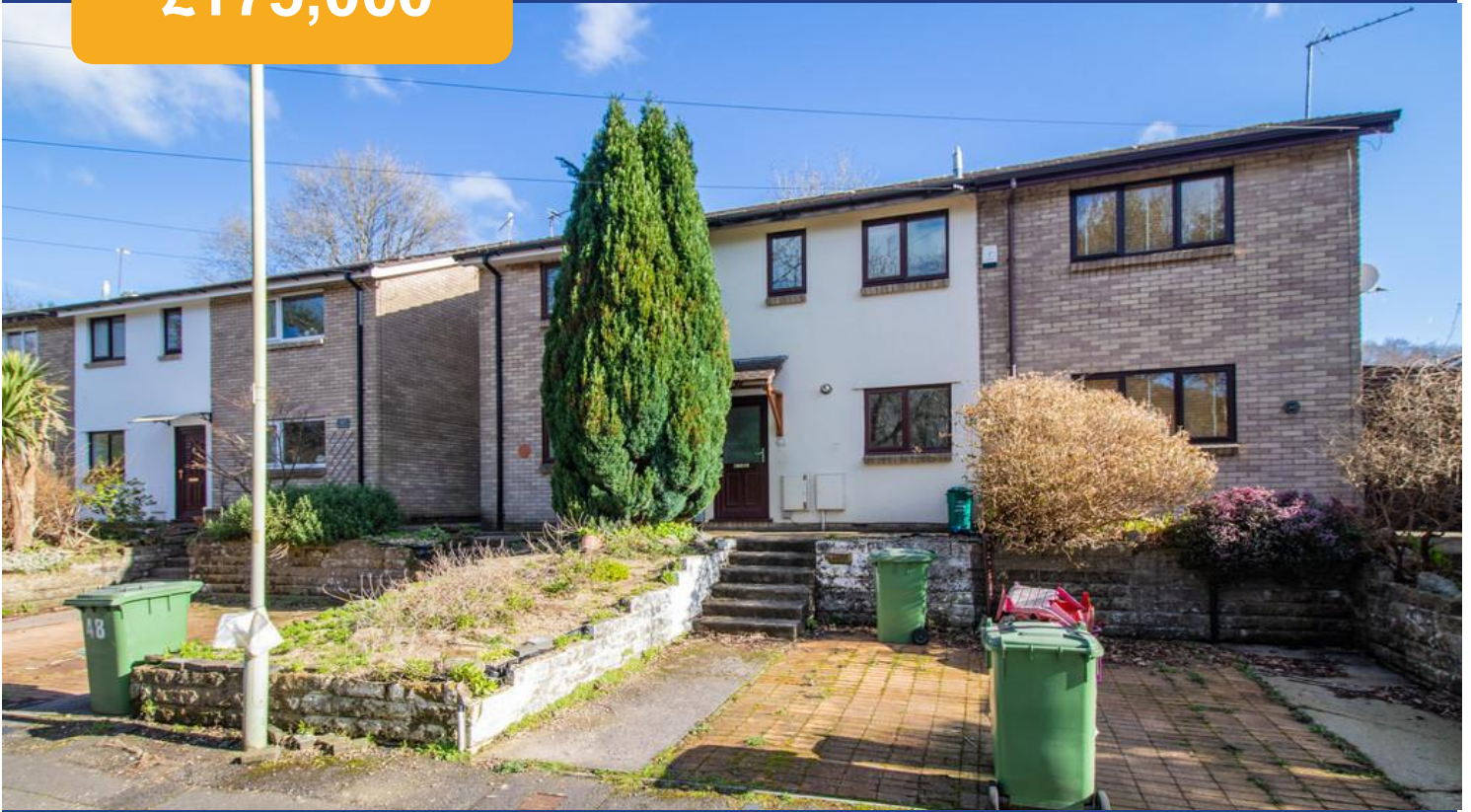
Taffs Well, Cardiff, CF15 7SL



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£175,000**



Mid Terrace Property

2

1

1

1

# Property Description

**\*\* TWO BEDROOM MID TERRACE \*\*  
LARGE REAR GARDEN \*\* NO CHAIN \*\***

A well presented two bedroom mid terrace family home in the sought after area of Taffs Well, being close to local transport links. The accommodation comprises hallway, lounge/dining room, neat fitted kitchen. To the first floor are two bedrooms and a family bathroom. Gas central heating, double glazing. Extensive rear gardens. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 534 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

Entered via driveway with parking for one vehicle. Steps to front door.

## HALLWAY

4' 2" x 3' 10" (1.28 m x 1.17m)  
Entered via uPVC double glazed door into hallway. Radiator. Door to lounge/diner.

## LOUNGE/DINING ROOM

18' 4" (max)x 12' 3" (5.59m x 3.75m)  
uPVC double glazed sliding patio doors to rear. Stairs to first floor. Radiator. Door to kitchen.

## KITCHEN

8' 0" x 7' 11" (2.45m x 2.43m)  
Fitted with modern base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor hood over. Space for fridge and washing machine. Wall mounted gas central heating boiler. Tiled splash backs. uPVC double glazed window to front.

## FIRST FLOOR

**LANDING**  
Doors to two bedrooms and bathroom. Loft access.

## BEDROOM ONE

12' 3"(max) x 10' 9" (3.75m x 3.28m)  
uPVC double glazed window to rear with views. Storage cupboard. Radiator.

## BEDROOM TWO

11' 11" x 6' 0" (3.64m x 1.84m)  
uPVC double glazed window to front. Radiator.

## BATHROOM

6' 9" x 5' 11" (2.07m x 1.82m)  
Low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled splash backs. Ladder radiator. uPVC double glazed window to front. Extractor fan.

## OUTSIDE

### REAR GARDEN

An extensive rear garden, with patio, lawn and slate chip borders. Boundary fence.



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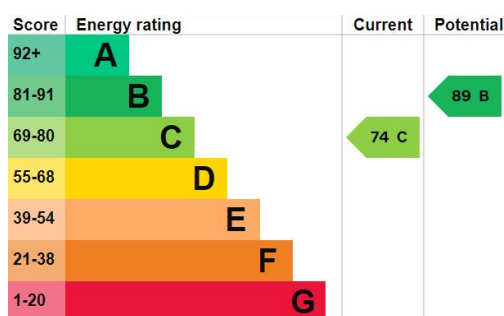
GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.

1ST FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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