

49 Glan-y-ffordd, Taffs Well, Cardiff, CF15 7SL



Estate Agents and
Chartered Surveyors

Asking Price Of

£195,000



Semi- Detached Property

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Property Description

**** IDEAL FOR FIRST TIME BUY OR INVESTMENT **
WITH VIEWS **** An opportunity to acquire this very well presented two-bedroom end terraced house in Taff's Well. The property briefly comprises newly renovated kitchen and bathroom well as lounge/diner and two double bedrooms. The property benefits from front and rear gardens and off road parking. EPC rating C

Tenure Freehold

Council Tax Band C

Floor Area Approx 569 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. The property is also situated near to the Taff Trail for cycling and walking. There is easy access to the A470 and M4 for commuting.

ENTRANCE

Entered via driveway with steps up to pathway leading to front door. Mature shrub and flower borders.

LOUNGE/DINER

15' 6" x 12' 3"(max) (4.749m x 3.746m)
uPVC double glazed window to front. Radiator. Stairs rising to first floor. Understairs cupboard. Door to kitchen. Laminate wood flooring.

KITCHEN

7' 0" x 12' 3" (max)(2.141m x 3.742m)
uPVC double glazed window to rear, plus uPVC double glazed door to rear garden. A modern fitted kitchen with a range of base and eye level units incorporating undercover sink with drainer and mixer tap and grate work surfaces. Built in electric oven, gas hob and extractor hood over. Tiled floor, Part tiled walls. Integrated slimline dishwasher. Space for fridge/freezer and washing machine. Wall mounted gas combi boiler.

LANDING

Door to two bedrooms and modern bathroom. Access to part boarded, fully insulated loft space with light.

BEDROOM ONE

8' 0" x 10' 4" (2.450m x 3.169m)
uPVC double glazed window to rear. Radiator. Fitted Hammonds wardrobes with hanging, shelf and draw space

BEDROOM TWO

8' 1" x 12' 4" (max)(2.477m x 3.767m)
uPVC double glazed window to front. Radiator. Built in storage cupboard with hanging and shelf space.

BATHROOM

6' 0" x 6' 2" (1.85m x 1.90m)
uPVC obscure double glazed window to side. Panelled 'P' shaped bath with shower over and shower screen. Vanity unit with inset sink and cupboards below, plus back to wall low level WC. Tiled floor. Part tiled walls. Heated towel radiator.

REAR GARDEN

An enclosed rear garden, decked seating area with steps up to lawn, with shrub and flower borders, plus raised flower beds. Additional seating area to rear. Garden shed with power and light. Power sockets throughout the garden. Outside tap. Outside lighting. Access to garden and rear of property via side gate.

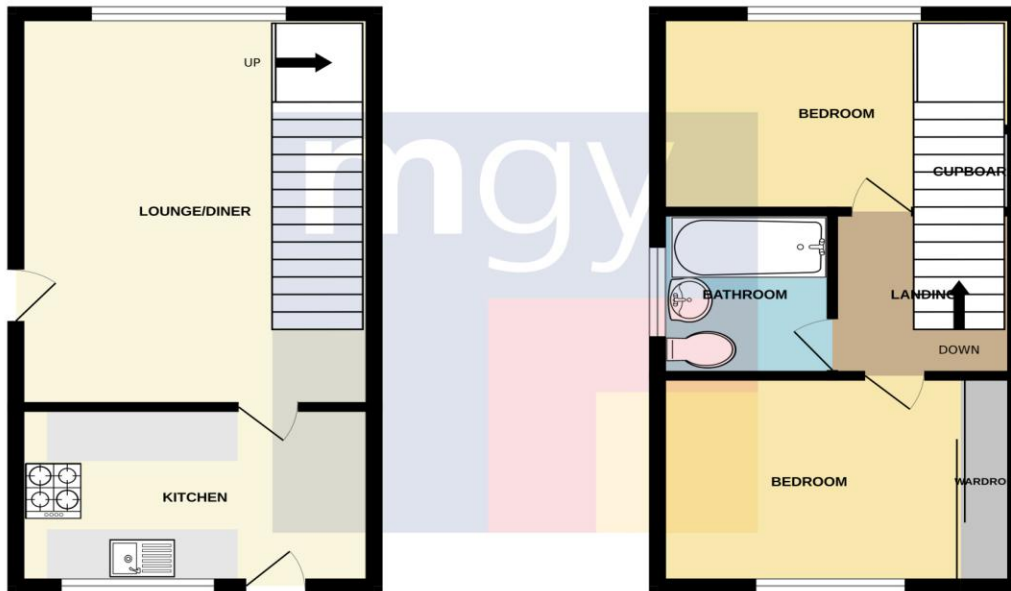
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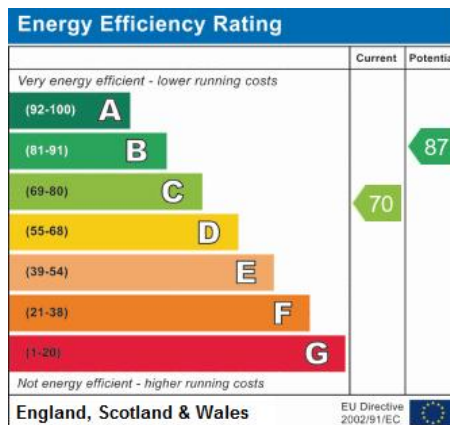
GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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