

28 Rhiw'r Ddar,

Taffs Well, Cardiff, CF15 7NA



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£215,000**



End of Terrace Property



# Property Description

**\*\* IDEAL FIRST TIME BUYER HOME \*\* TWO BEDROOM END TERRACE \*\* TWO CAR DRIVEWAY \*\*** A beautifully presented two bedroom end terrace family home in the sought after area of Taffs Well, being close to transport links and local amenities. Entrance hall, lounge, modern fitted kitchen and breakfast room with french doors to rear garden. To the first floor are two bedrooms and a modern family bathroom. Gas central heating. Double glazing. Delightful low maintenance rear garden with side access. Two car driveway and electric car charger to front. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 650 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 HALLWAY

Approached via a uPVC entrance door leading to the entrance hallway. Staircase to first floor. Quality laminate flooring. Radiator.

## LOUNGE

13' 0" x 10' 10" (3.98m x 3.31m)  
Overlooking the entrance approach, a good sized reception, quality laminate flooring. Understairs storage cupboard housing the 'Worcester' combi gas central heating boiler. Radiator.

## KITCHEN AND BREAKFAST

14' 0" x 8' 6" (4.29m x 2.61m)  
Well appointed along three sides in high gloss finish fronts beneath wood grain effect laminate worktops. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Matching range of eye level wall

cupboards. Space for under counter fridge. Tiling to worktop areas. Window to side and rear. French doors to rear garden. Ample space for family breakfast table. Laminate flooring. Radiator.

## FIRST FLOOR

### LANDING

Approached via an easy rising staircase leading to the central landing area. Window to side. Access to roof space. Large linen storage with space for condensing tumble drier.

### BEDROOM ONE

11' 7" x 10' 11" (3.55m x 3.33m)  
Overlooking the entrance approach, a good sized principal bedroom. Built in double wardrobe. Radiator.

### BEDROOM TWO

8' 6" x 7' 6" (2.61m x 2.31m)  
Overlooking the delightful rear garden. Built in mirror fronted wardrobe. Radiator.

## FAMILY BATHROOM

6' 0" x 5' 5" (1.85m x 1.67m)  
Quality white suite comprising low level wc, vanity wash basin with work surface to either side and storage below, panelled bath with central shower mixer tap and 'Mira' electric shower above. Wall tiling to splash back areas. Obscured glass window to rear. Heated towel rail.

## OUTSIDE

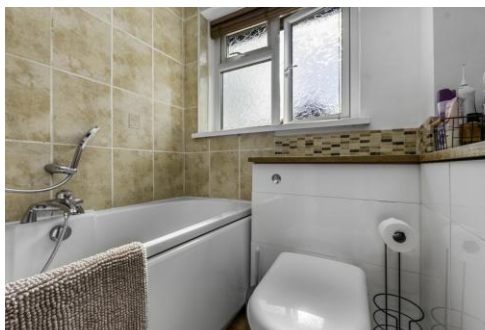
### REAR GARDEN

A delightful and low maintenance rear garden with a westerly aspect enjoying views of The Garth. Paved patio and area of decorative stones. Neat borders of plants and shrubs. Enclosed by timber fencing. Timber gate giving access to side. Outside tap. Outside power point.

### FRONT GARDEN

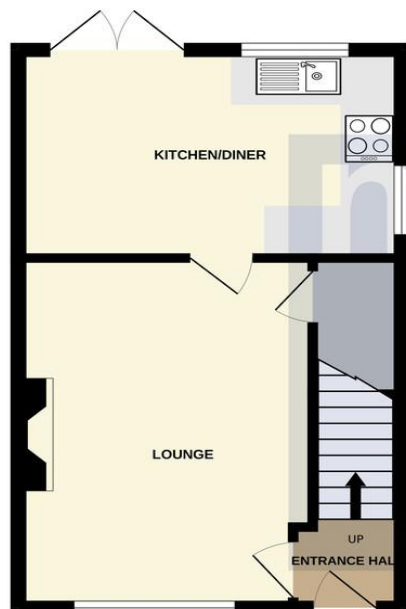
Double width driveway. Paved pathway to side leading to timber gate. Electric car charger to remain.

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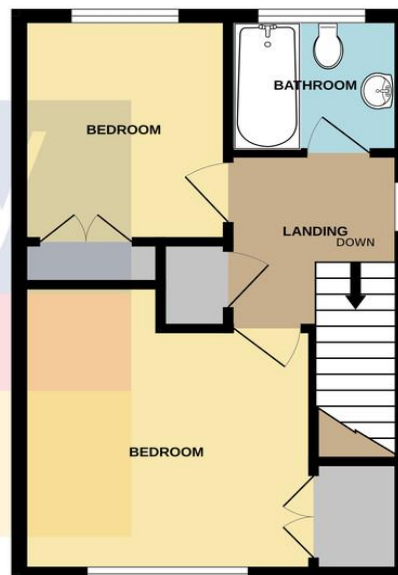


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GROUND FLOOR  
322 sq.ft. (30.0 sq.m.) approx.

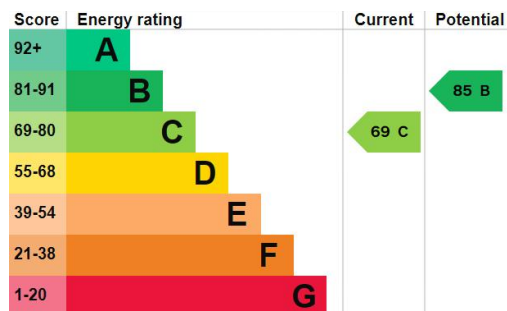


1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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