

4 Cules Terrace,

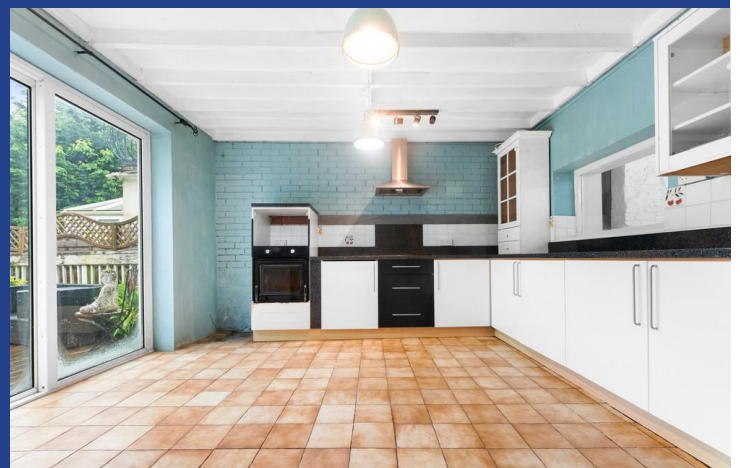
Taffs Well, Cardiff, CF15 7QJ



Estate Agents and
Chartered Surveyors

Asking Price Of

£250,000



Mid Terrace Cottage

3

1

2

1

Property Description

**** CHARMING - TRADITIONAL THREE BEDROOM MID TERRACE COTTAGE ** LARGE WEST FACING REAR GARDEN **** A charming, traditional mid terrace three bedroom family house in the sought after village of Taffs Well, being close to local amenities and transport links. Spacious lounge with wood block flooring, kitchen and dining room, cloakroom. To the first floor are three bedrooms and a large family bath and shower room. Gas central heating. Westerly facing, large rear garden. NO CHAIN. EPC Rating: C.

Tenure Freehold

Council Tax Band D

Floor Area Approx 1,021 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

Approached via a uPVC entrance door with obscured double glazed window to upper part leading to the lounge.

LOUNGE

19' 0" x 13' 10" (5.81m x 4.24m)
With two windows to front, an excellent sized principal reception. Feature stone wall with inset fireplace with slate hearth. Quality wood block flooring. Original full turn stone staircase to first floor. Window to kitchen. Two radiators. Door to kitchen.

KITCHEN AND DINING ROOM

16' 2" x 12' 5" (4.93m x 3.79m)
Well appointed along four sides in light fronts beneath round nosed worktop surfaces. Inset stainless steel sink with side drainer. Plumbing for slim line

dishwasher. Tiled splash back. Wall mounted combi gas central heating boiler. Tiled flooring. Ample space for family dining table. Patio doors to rear garden. Door to cloakroom.

CLOAKROOM

White suite comprising low level wc, vanity wash basin with storage below. Obscured stain glass effect window to rear. Radiator.

FIRST FLOOR

LANDING

Approached via original full turn stone staircase with hand rail leading to the central landing area.

BEDROOM ONE

12' 8" x 10' 11" (3.88m x 3.35m)
Overlooking Cules Terrace, a good sized double bedroom. Radiator. Door to Jack & Jill bathroom. Access to roof space.

BEDROOM TWO

12' 5" x 7' 10" (3.79m x 2.41m)
Overlooking the rear garden and open views of the Garth, a good sized second bedroom. Radiator.

BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.46m)
Aspect to rear, a further good sized bedroom. Built in storage cupboard with hanging rail and shelving.

FAMILY BATH AND SHOWER ROOM

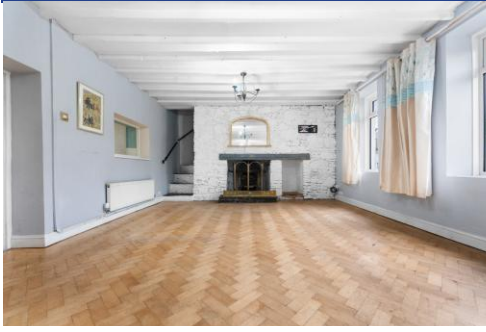
13' 8" x 6' 6" (4.18m x 2.00m)
An excellent sized family bath and shower room with white suite comprising low level wc, wash hand basin, bidet, large bath with central taps, double width shower cubicle with chrome shower. Tiled flooring. Obscured glass window to front. Recessed spotlights. Chrome heated towel rail. Tiled splashback. Adjoining door to bedroom one.

OUTSIDE

REAR GARDEN

A raised decked relaxation area enjoy delightful views of the Garth and a westerly aspect. Steps to the paved patio with inset beds of plant a and shrubs. Timber summer house. Storage beneath raised deck.

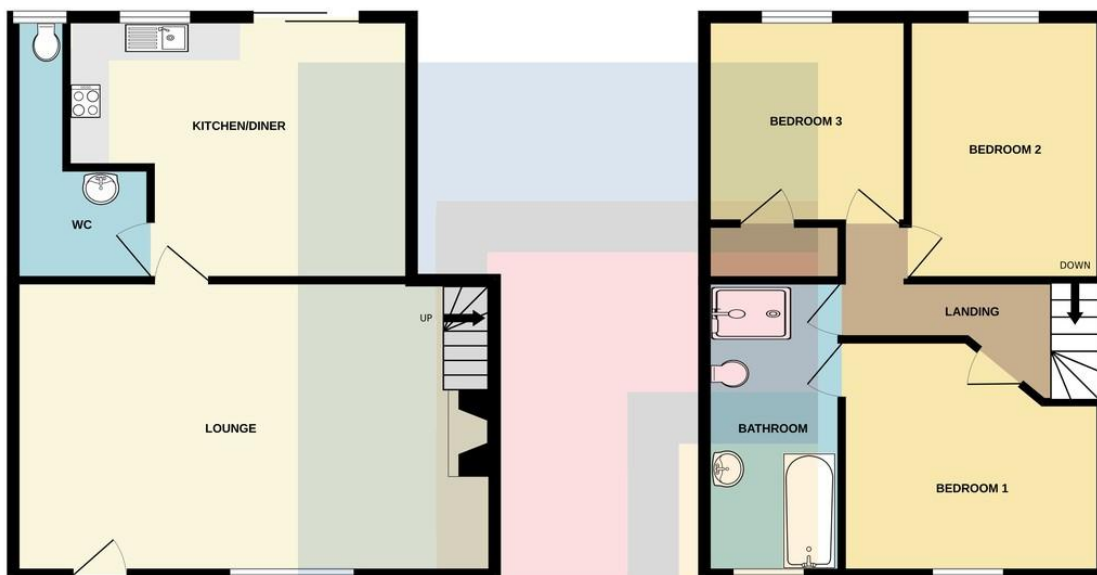
4 Cules Terrace,
Taffs Well, Cardiff, CF15 7QJ



4 Cules Terrace, Taffs Well, Cardiff, CF15 7QJ

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.9 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.
Made with MetroPix ©2024

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Radyr 029 2084 2124

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



mg.y.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.