

3 Tabor Street,

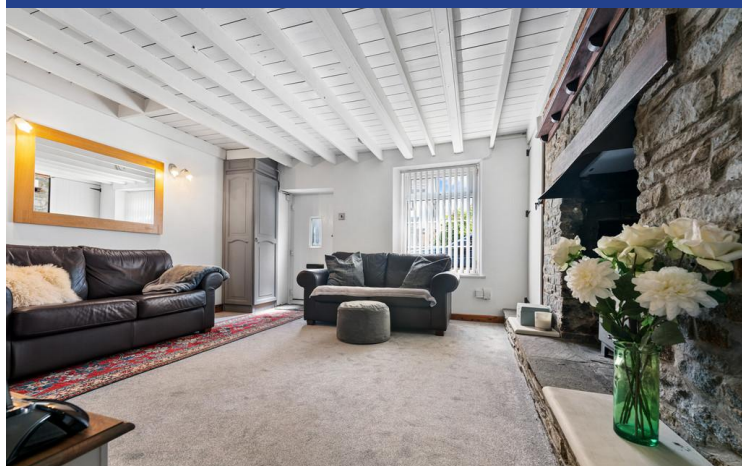
Taffs Well, Cardiff, CF15 7PS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£280,000**



End of Terrace Property

2

2

2

1

# Property Description

**\*\* TRADITIONAL TWO DOUBLE BEDROOM END TERRACE \*\* SHOWER ROOM AND BATHROOM \*\*** A beautifully presented two bedroom traditional end terrace family home, retaining much charm and character located in the idyllic and historic village of Taffs Well. Lounge with feature fireplace and inset cast iron wood burner, kitchen and dining room, ground floor shower room. To the first floor are two double bedrooms, principal with french doors leading to a Juliet balcony, family bathroom. Gas central heating, double glazed windows. Enclosed low maintenance rear garden. EPC Rating: tbc

Tenure Freehold

Council Tax Band D

Floor Area Approx 761 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 composite entrance door with obscured double glazed window to upper part, leading into the lounge.

## LOUNGE

13' 7" x 13' 0" (4.15m x 3.97m)  
Overlooking Tabor Street, a good sized reception. Feature stone fire with original bread oven inset with a cast iron woodburner. Two storage cupboards. Door leading to staircase to first floor. Radiator. Opening to kitchen and dining room.

## KITCHEN & DINING ROOM

16' 0" x 11' 9" (4.89m x 3.59m)  
Kitchen well appointed along two sides in panelled fronts beneath solid wood worktop surfaces. 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. Plumbing for washing machine. Space for fridge freezer. Wall mounted 'Baxi Platinum' combi gas central heating boiler. Window to rear. Wooden stable style door to rear. Ample space for family dining table. Feature cast iron fireplace. Tiled floor to kitchen area and carpet to dining room. Radiator. Door to shower room.

## FAMILY SHOWER ROOM

7' 10" x 5' 9" (2.41m x 1.76m)  
Modern family shower room with a white suite comprising low level wc, wash hand basin, shower cubicle with chrome shower. Tiled splash back. Tiled flooring. Obscured glass window to rear. Radiator.

## FIRST FLOOR

### LANDING

Approached via the original stone full turning staircase leading to the spacious first floor landing. Vaulted ceilings with beams. Radiator.

## BEDROOM ONE

11' 10" x 8' 6" excl porch (3.61m x 2.61m)  
A delightful principal reception with french doors opening to a Juliet balcony overlooking the rear garden. Radiator.

## BEDROOM TWO

13' 6" x 10' 2" max (4.14m x 3.11m)  
An excellent sized second double bedroom with window to front. Vaulted beamed ceiling. Radiator.

## FAMILY BATHROOM

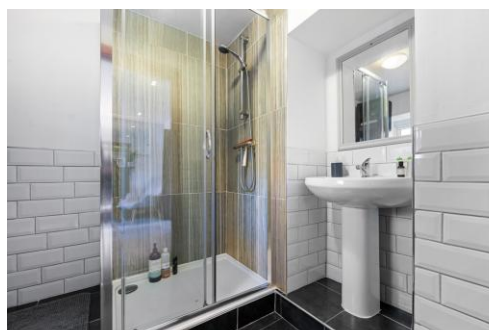
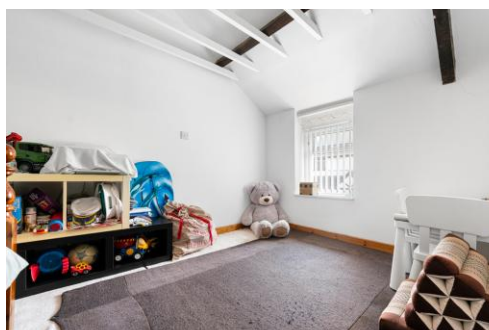
7' 0" x 6' 6" (2.14m x 1.99m)  
White suite comprising low level wc, wash hand basin, panelled bath. Tiled splash back. Extractor fan. Obscured glass window to side. Radiator.

## OUTSIDE

### REAR GARDEN

Enclosed rear garden with artificial lawn and paved patio. Brick built storage. Gate leading to enclosed side lane access.

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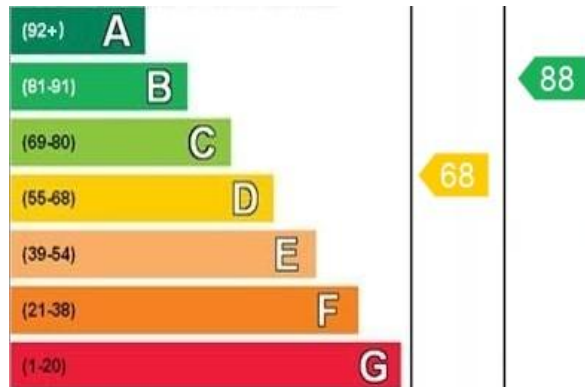
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GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 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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