

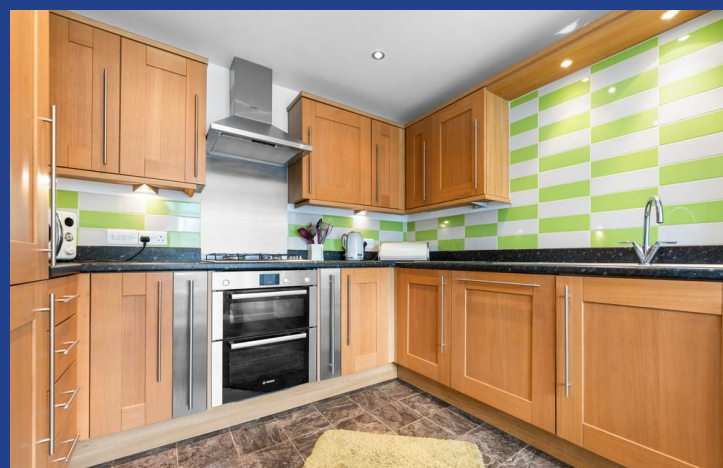
7 Maes Ifor,  
Taffs Well, Cardiff, CF15 7AS



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£350,000**



Mid Terrace Property

4

2

3

1

# Property Description

**\*\* FOUR BEDROOM MID TERRACE TOWN HOUSE \*\*  
SOUGHT AFTER LOCATION \*\* GARAGE & DRIVEWAY**

**\*\*** A bright and spacious four bedroom mid terrace three storey town house in the desirable area of Taffs Well, with scenic walks on the doorstep as well as being close to local amenities and transport links. Entrance hallway, cloakroom, bay front kitchen and diner, lounge with french doors to the rear garden. To the first floor are three bedrooms and a modern family bathroom. To the second floor is a large primary bedroom suite with ensuite shower room. Gas central heating, double glazed windows. A good sized, attractive rear garden with decked relaxation area and artificial lawn. Lawned front garden. Two car driveway leading to the garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band E**

**Floor Area Approx 1198 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 HALLWAY

Approached via a newly fitted composite entrance door with obscured double glazed window leading onto the long hallway. Under stairs storage cupboard. Staircase to first floor. Radiator. LVT plank wood effect flooring.

## CLOAKROOM

Modern white suite comprising low level wc, vanity wash basin with storage below. Tiled splashback. Window to front. Radiator.

## KITCHEN AND DINER

15' 6" x 9' 8"(into bay) (4.74m x 2.97m)  
Well appointed along three sides in woodgrain panelled fronts with chrome bar handles beneath laminate worktop surfaces. Inset four ring gas hob with cooker hood above and oven below. Integrated fridge freezer. Plumbing for washing machine. Integrated dishwasher. Matching range of eye level wall cupboards. Tiled splash back. Bay fronted window. Ample space for family dining table. Radiator.

## LOUNGE

16' 6" x 11' 7" (5.05m x 3.55m)

An excellent sized principal reception with french doors to rear garden. Window to rear. Featured fireplace with stone hearth and back. Radiator.

## FIRST FLOOR

### LANDING

Approached via a full turning staircase leading to the central landing area. Additional staircase to second floor. Airing cupboard housing the hot water cylinder. Additional cupboard housing the 'Glow-Worm' gas central heating boiler. Radiator.

### BEDROOM TWO

12' 10" x 9' 7" (3.93m x 2.93m)

A good sized second double bedroom overlooking the attractive rear garden and rugby club pitch beyond. Radiator.

### BEDROOM THREE

12' 10" x 9' 7" (3.93m x 2.94m)

A third double bedroom overlooking the entrance approach. Radiator.

### BEDROOM FOUR

7' 3" x 6' 7" (2.22m x 2.03m)

Aspect to rear. Radiator.

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#### FAMILY BATHROOM

6' 6" x 5' 7" (2.00m x 1.71m)

Quality white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower mixer tap and swivel shower screen. Tile and acrylic board splash back. Tiled flooring. Obscured glass window to front. Recessed spotlights. Radiator.

#### SECOND FLOOR

##### LANDING

Approached via a full turning staircase leading to the second floor. Door to principal bedroom one.

##### BEDROOM ONE

22' 1" x 12' 11"(max) (6.74m x 3.94m)

An exceptional spacious primary bedroom suite with window to front and velux window to rear pitch. Fitted wardrobes with sliding doors. Additional built in storage cupboard. Two radiators. Door to ensuite.

##### ENSUITE SHOWER ROOM

8' 3" x 6' 4" (2.52m x 1.94m)

White suite comprising low level wc, vanity wash basin with storage below, shower cubicle with chrome shower. Tiled splash back. Obscured glass window to rear. Tiled flooring. Recessed spotlights. Radiator.

#### OUTSIDE

##### REAR GARDEN

An attractive, landscaped rear garden comprising decked relaxation area leading onto an area of artificial lawn with borders to either side. Rear tiers of decorative stones. Enclosed by timber fencing.

##### FRONT GARDEN

Low level hedgerow boarder and entrance gates, lawn with paved pathway to front door.

##### GARAGE

With up and over access door. (Please note it is the green door)

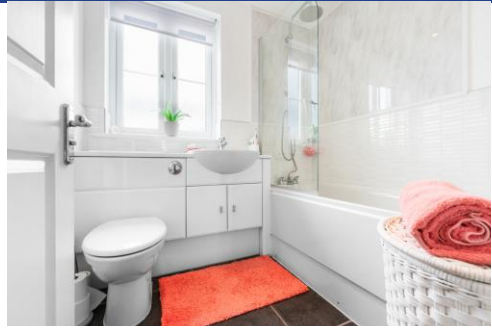
##### DRIVEWAY

Two car driveway in front of garage.

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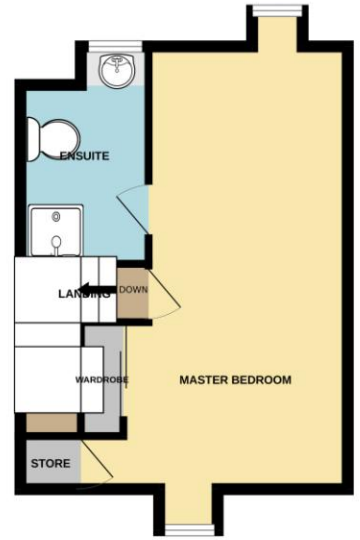
GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



2ND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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