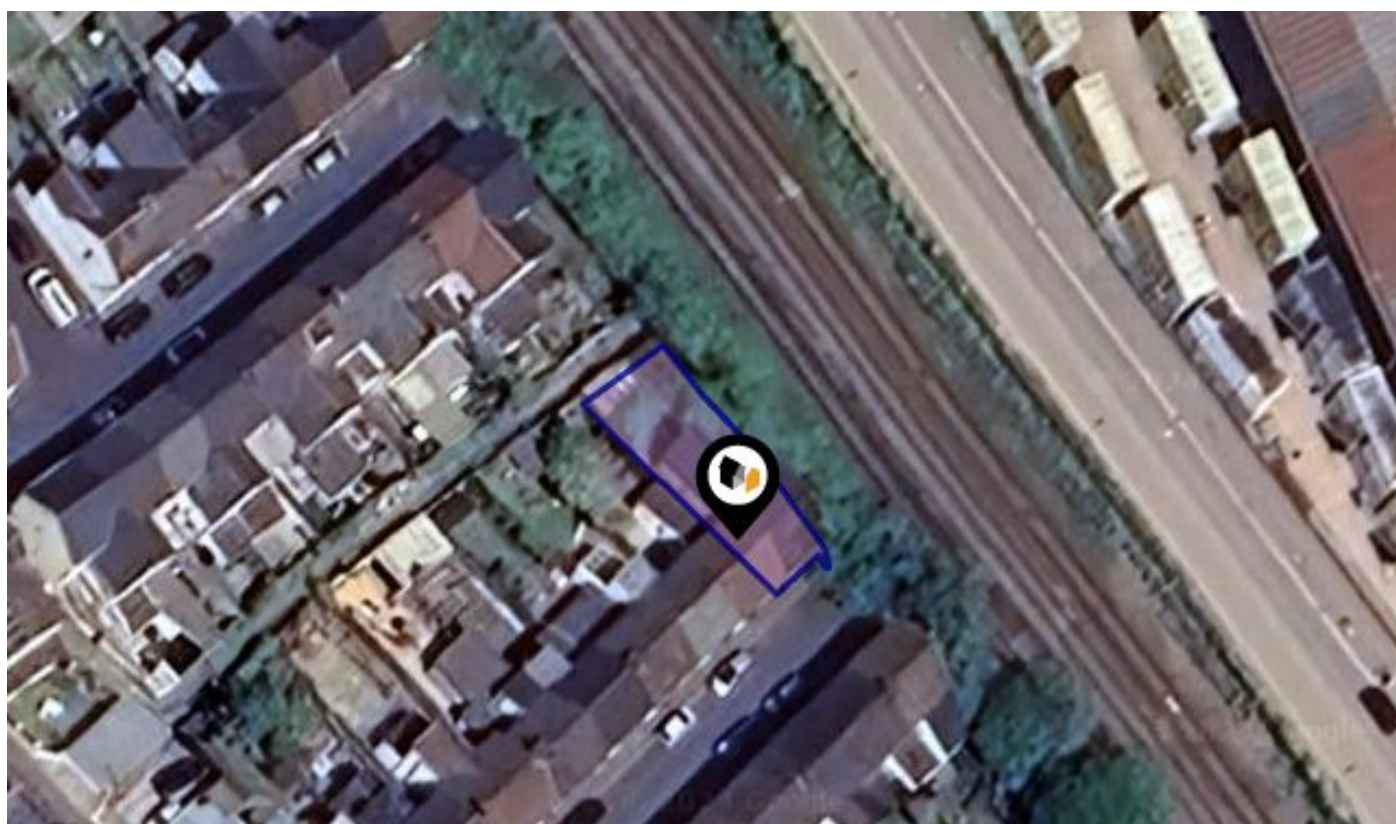




KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 24th June 2024



ANCHOR STREET, TAFFS WELL, CARDIFF, CF15

George Edwards

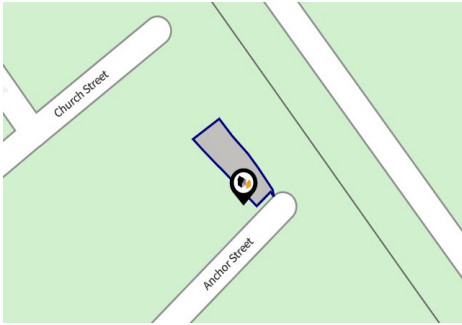
Oak Tree House, Atherstone Road, Measham, DE12 7EL

03333 057753

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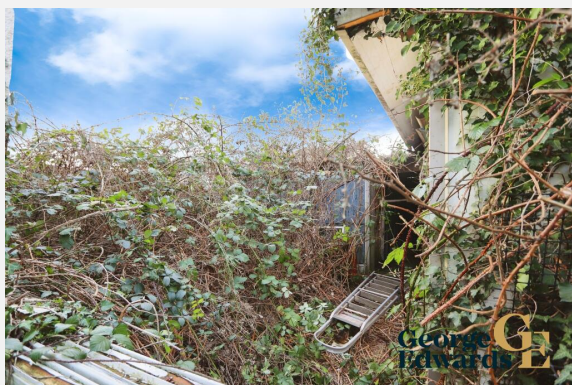
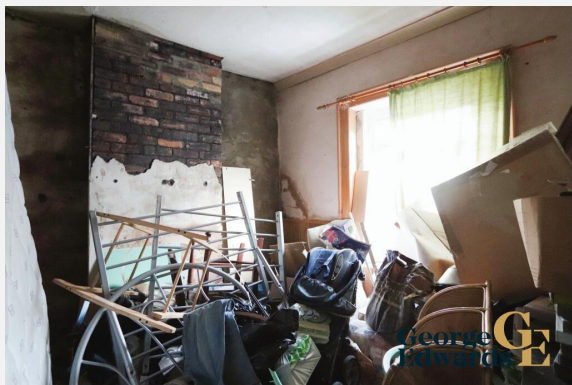
Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	4		
Plot Area:	0.04 acres		
Council Tax :	Band E		
Annual Estimate:	£2,545		
Title Number:	CYM133113		

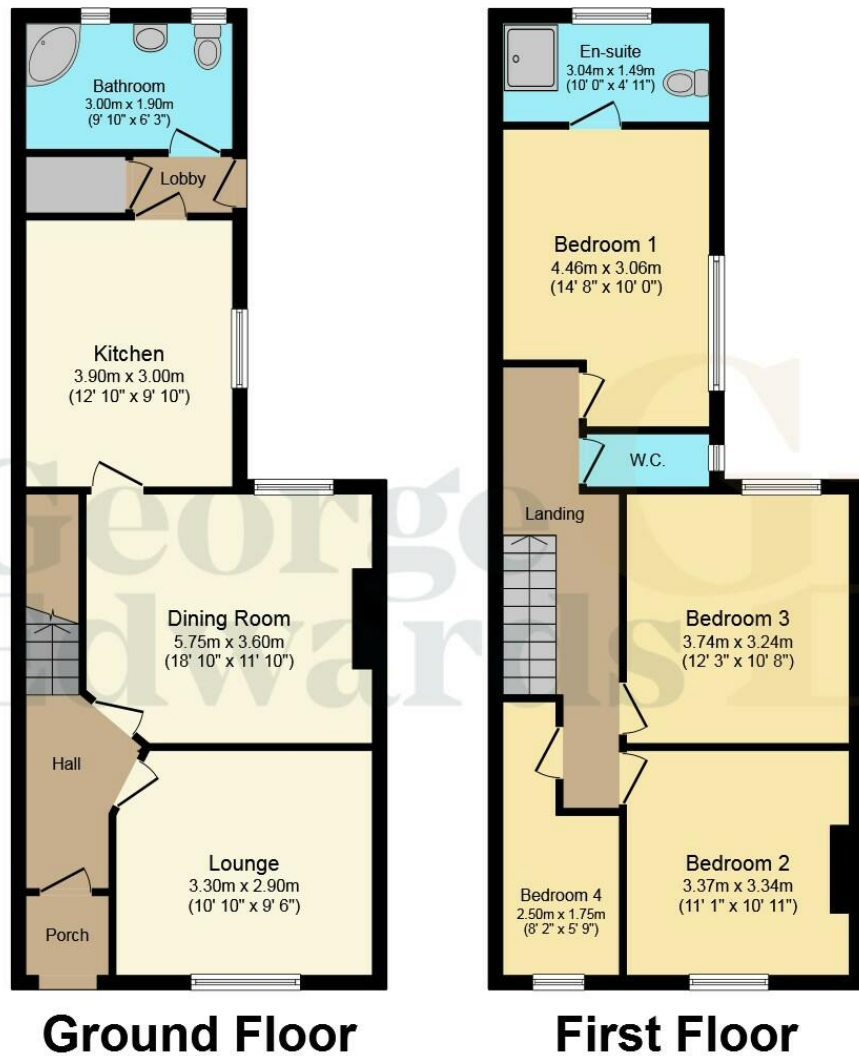
Local Area

Local Authority:	Rhondda cynon taff	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	No Risk	19 mb/s	175 mb/s	1000 mb/s
• Surface Water	Very Low			
Mobile Coverage: (based on calls indoors)		Satellite/Fibre TV Availability:		
				
				
				



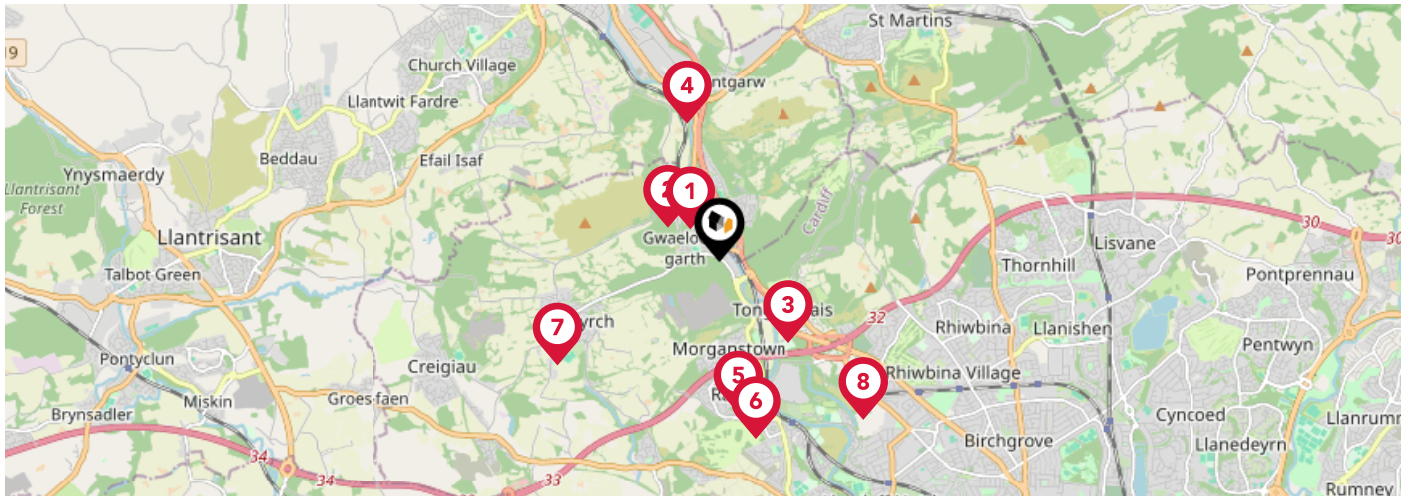


ANCHOR STREET, TAFFS WELL, CARDIFF, CF15

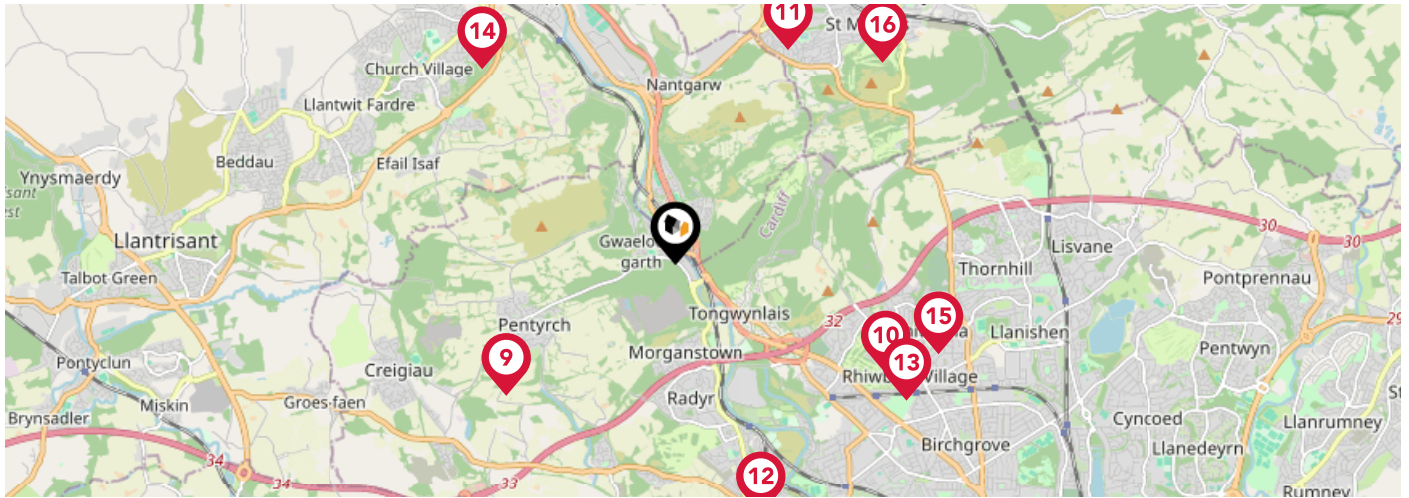


Total floor area 118.5 sq.m. (1,276 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



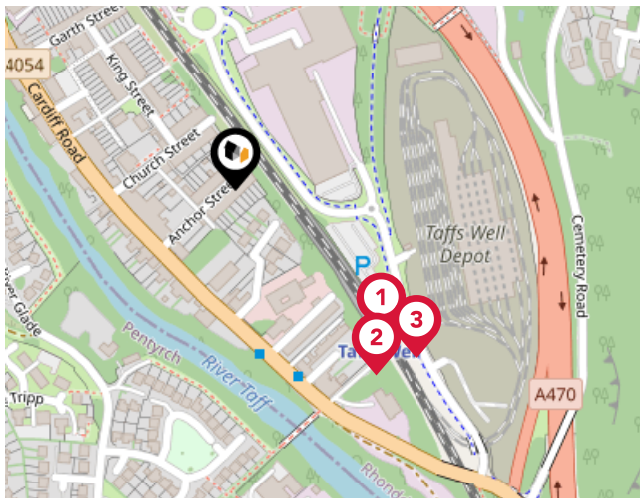
		Nursery	Primary	Secondary	College	Private
1	Ffynnon Taf Primary School Ofsted Rating: Good Pupils:0 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Y G G Gwaelod y Garth Ofsted Rating: Good Pupils:0 Distance:0.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Tongwynlais Primary School Ofsted Rating: Good Pupils:0 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Nantgarw Infants School Ofsted Rating: Not Rated Pupils:0 Distance:1.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Bryn Deri Primary School Ofsted Rating: Good Pupils:0 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Radyr Primary School Ofsted Rating: Good Pupils:0 Distance:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Pentyrch Primary School Ofsted Rating: Adequate Pupils:0 Distance:1.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Coryton Primary School Ofsted Rating: Good Pupils:0 Distance:1.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Craig Y Parc School Ofsted Rating: Not Rated Pupils:0 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Greenhill Special School Ofsted Rating: Not Rated Pupils:0 Distance:2.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Cwrt Rawlin Primary School Ofsted Rating: Good Pupils:0 Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Radyr Comprehensive School Ofsted Rating: Good Pupils:0 Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Rhiwbina Primary School Ofsted Rating: Good Pupils:0 Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Ysgol Ty Coch Ofsted Rating: Excellent Pupils:0 Distance:2.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Llanishen Fach Primary School Ofsted Rating: Not Rated Pupils:0 Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	St Martin's School Ofsted Rating: Not Rated Pupils:0 Distance:2.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

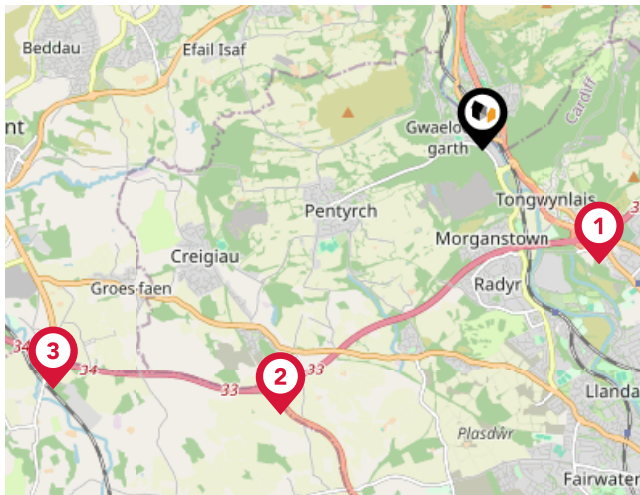
Area

Transport (National)



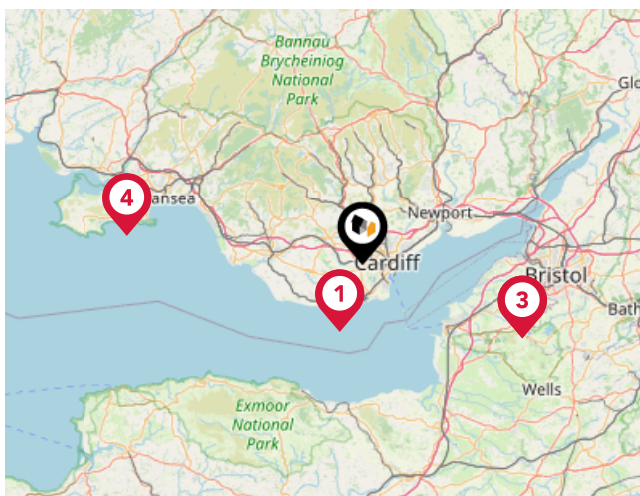
National Rail Stations

Pin	Name	Distance
1	Taffs Well Rail Station	0.12 miles
2	Taffs Well Rail Station	0.13 miles
3	Taffs Well Rail Station	0.14 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M4 J32	1.5 miles
2	M4 J33	3.07 miles
3	M4 J34	4.53 miles
4	M4 J30	5.95 miles
5	A48(M) J29	6.78 miles

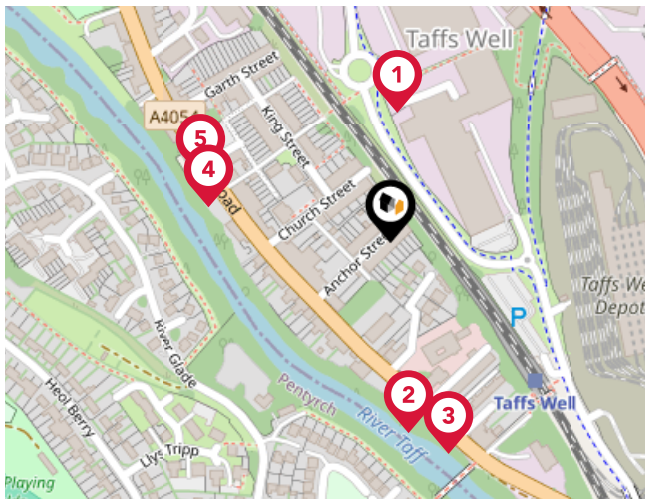


Airports/Helipads

Pin	Name	Distance
1	Cardiff International Airport	10.44 miles
2	Bristol International Airport	26.2 miles
3	Bristol Airport	26.2 miles
4	Swansea Airport	34.78 miles

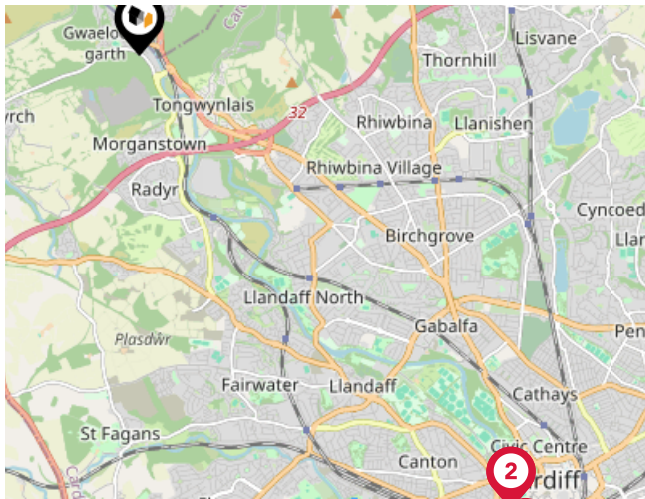
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	New Adventure Depot	0.08 miles
2	Taffs Well Railway Station	0.11 miles
3	Taffs Well Railway Station	0.13 miles
4	Castle House	0.11 miles
5	Castle House	0.12 miles



Ferry Terminals

Pin	Name	Distance
1	Cardiff Castle Waterbus Stop	5.41 miles
2	Cardiff Castle Waterbus Stop	5.41 miles
3	Taffs Mead Waterbus Stop	5.86 miles



George Edwards

We understand that buying, selling & letting property is about more than just deposits, equity & surveyors. It's about building a future for your family, finding a place to call home, starting a new exciting chapter, or securing your future financially.

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Testimonial 1



Due to the excellent sales particulars produced by Paul and the advice he provided we were in a position to accept an offer after the house had been on the market for only four days. – Rob

Testimonial 2



Paul Halliday really knows and understands the local market and is a pleasure to deal with from the initial market appraisal to the full marketing. He has been absolutely first rate at communicating and answering all issues raised. I would recommend using him to undertake the viewings and he was even available on a Sunday just before Christmas! – Stephen

Testimonial 3



Selling a home can be emotionally trying but Paul Halliday did everything possible to relieve us of that and accommodate our sticking points and specifics. We have bought and sold many times on different continents over the years but Paul proved the easiest agent of all. – Robert



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George Edwards

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Valuation Office
Agency

