

76 Rhiw'r Ddar,

Taffs Well, Cardiff, CF15 7PB



Estate Agents and
Chartered Surveyors

Asking Price Of

£325,000



Detached Bungalow

3

1

1

2

Property Description

**** MODERNISED THREE BEDROOM DETACHED BUNGALOW ** CHOICE LOCATION **** A beautifully presented, spacious three good sized bedroom detached bungalow in a choice position within favoured Taffs Well. Spacious lounge and diner, modern fitted kitchen, inner hallway, three good sized bedrooms, conservatory from bed 2 and a modern wet room. Gas central heating. Wide doorways throughout for ease of disability access. Delightful west facing rear garden comprising patio and lawn. Lawned garden to front with driveway leading to the detached single garage. EPC Rating: D

Tenure Freehold

Council Tax Band E

Floor Area Approx 810 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the popular village of Taffs Well, on the outskirts of Cardiff, which is well served by local amenities such as shops, a local park, excellent choice of local schools and selection of cafes, public houses and a regular bus and train service and with easy access to the Taff trail. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

Approached via a composite entrance door with window to side. Leading into the lounge and diner.

LOUNGE AND DINER

21' 7" x 11' 6" (into bay) (6.60m x 3.51m)
An excellent sized primary reception with bay fronted window, additional window to side. Ample space for family dining and seating area. Three radiators.

KITCHEN

10' 3" x 9' 6" (3.13m x 2.91m)
Modern fitted kitchen appointed along three sides in cream high gloss fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with curved glass cooker hood above. Inset eye level oven

and grill. Matching range of eye level wall cupboards. Integrated Fridge. Cupboard housing the 'Baxi' combi gas central heating boiler. Tiled splash back. Wide uPVC side door. Window to front.

INNER HALLWAY

Inner hallway to bedrooms and shower rooms. Access to part boarded roof space via drop down ladder with lighting.

BEDROOM ONE

11' 8" x 11' 6" (3.58m x 3.51m)
Overlooking the delightful rear garden, a good sized primary bedroom. Radiator.

BEDROOM TWO

10' 3" x 8' 8" (3.14m x 2.65m)
A second double bedroom with patio doors opening to the conservatory. Radiator.

CONSERVATORY

10' 9" x 7' 8" (3.29m x 2.36m)
A delightful uPVC double glazed conservatory accessed via bedroom two and leading to the delightful rear garden. Tiled flooring. Radiator.

BEDROOM THREE

10' 2" x 7' 0" (3.12m x 2.15m)
With window to side. Radiator.

WET ROOM

6' 8" x 5' 5" (2.05m x 1.66m)
A modern disability wet room style with wall in shower enclosure with fold out seat, low level wc, wash hand basin. Full wall tiling. Obscured glass window to side. Radiator. Extractor fan. Anti slip flooring.

OUTSIDE

REAR GARDEN

A delightful westerly facing rear garden comprising large paved patio leading onto a well tended lawn. Enclosed by timber fencing. Paved pathway to side leading to gate giving access to front. Additional gate to other side leading to side path.

FRONT GARDEN

Large area of lawn to front. Disability ramp access to front door. Driveway leading to garage.

GARAGE

With electric up and over access door. Power and lighting.

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GROUND FLOOR
810 sq.ft. (75.3 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		112 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 810 sq.ft. (75.3 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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