

150 Glan-y-ffordd,

Taffs Well, Cardiff, CF15 7SQ

Asking Price Of

£225,000



Estate Agents and Chartered Surveyors



End Terraced House



Property Description

**** BEAUTIFULLY PRESENTED TWO BEDROOM END TERRACE
** MODERNISED THROUGHOUT ** NO CHAIN **** A beautifully presented, modernised throughout, two bedroom end terrace family home in the sought after area of Taffs Well offering excellent amenities and transport links. Entrance hallway, lounge, modern fitted kitchen and diner. To the first floor are two good sized bedrooms and a quality family bathroom with twin head shower over bath. Brand new carpets and doors upstairs. Gas central heating, modern anthracite coloured uPVC double glazed windows. Attractive rear garden with brick built storage and side access. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx 634 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 composite entrance door leading to the entrance hallway. Staircase to first floor. Laminate flooring. Radiator. Door to lounge.

LOUNGE

12' 4" x 11' 8" (3.77m x 3.56m)
With window to front, a good sized reception. Low level understairs storage cupboard. Laminate flooring. Radiator. Opening to kitchen/diner.

KITCHEN/DINER

14' 11" x 10' 1" (4.56m x 3.09 (max)m)
Modern fitted kitchen well appointed along three sides in woodgrain effect shaker style fronts beneath woodgrain effect laminate worktop surface. Inset stainless steel sink with side drainer. Inset four ring hob with concealed

cooker hood above and oven below. Plumbing for washing machine. Matching range of eye level wall cupboards. Panelled splashback. Concealed 'Main' combi gas central heating boiler. Window to rear. Ample space for large dining table. French doors to the rear garden. Radiator.

FIRST FLOOR

LANDING

Approached via an easy ring staircase leading to the central landing area. Access to roof space. Window to side. New doors to all rooms. Linen storage cupboard. Brand new carpet.

BEDROOM ONE

11' 11" x 9' 2" (3.64m x 2.80m)
With two windows to front, a good sized primary bedroom. Two built in wardrobes. Radiator. Brand new carpet.

BEDROOM TWO

9' 2" x 8' 5" (2.81m x 2.57m)
Overlooking the delightful rear garden, a good sized second bedroom. Built in wardrobe. Radiator. Brand new carpet.

FAMILY BATHROOM

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with twin head shower above. Full wall tiling. Obscured glass window to rear. Extractor fan. Chrome heated towel rail.

OUTSIDE

REAR GARDEN

A delightful tiered garden with lower paved patio leading onto tiered areas of artificial lawn. Enclosed by timber fencing. Brick built storage with window to side. Timber gate to side giving access to front.

FRONT DRIVEWAY

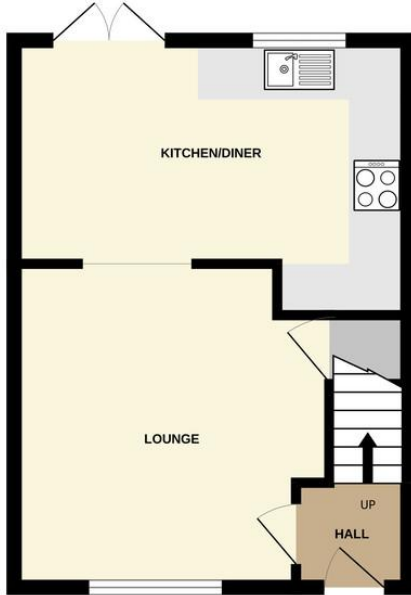
New laid keyblock driveway to front providing parking for two cars. Side gate to rear garden.

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GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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



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