

Rhiw'r Ddarr House, Bryn Coch,

Taffs Well, Cardiff, CF15 7QB



Estate Agents and
Chartered Surveyors

Asking Price Of

£75,000



Ground Floor Apartment



Property Description

**** GROUND FLOOR APARTMENT** WORK REQUIRED** NO CHAIN**** A ground floor apartment in a popular location of Taffs Well, close to all local amenities. Accommodation comprises entrance hallway, lounge/diner, kitchen, one double bedrooms and shower room. Communal courtyard. Gas central heating. No chain. EPC Rating: TBC

Tenure Leasehold

Council Tax Band B

Floor Area Approx 473 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

Entered via communal front garden. Pathway to front door.

PORCH

5' 11" x 3' 1" (1.81m x 0.94m)
Entered via uPVC double glazed door into porch. Windows to front and side. Glazed door to lounge/diner.

LOUNGE/DINER

14' 8" x 9' 10" (4.49m x 3.02m)
uPVC double glazed window to front. Radiator. Door to hallway.

HALLWAY

Doors to double bedroom, kitchen and shower room. Three built-in cupboards.

KITCHEN

8' 6" x 7' 8" (2.60m x 2.34m)
In need of modernisation, currently fitted with base and eye level units incorporating stainless steel sink with worktops over. Tiled splash backs. Cupboard housing modern gas central heating boiler. uPVC double glazed window and external door to rear. Radiator.

BEDROOM

11' 3" x 9' 4" (3.45m x 2.86m)
Fitted wardrobe. uPVC double glazed window to front. Radiator.

SHOWER ROOM

5' 10" x 5' 6" (1.78m x 1.70m)
Low level WC, pedestal wash hand basin and electric shower. uPVC double glazed window to rear.

OUTSIDE

REAR GARDEN

Communal courtyard with washing line. Side access.

ADDITIONAL INFORMATION

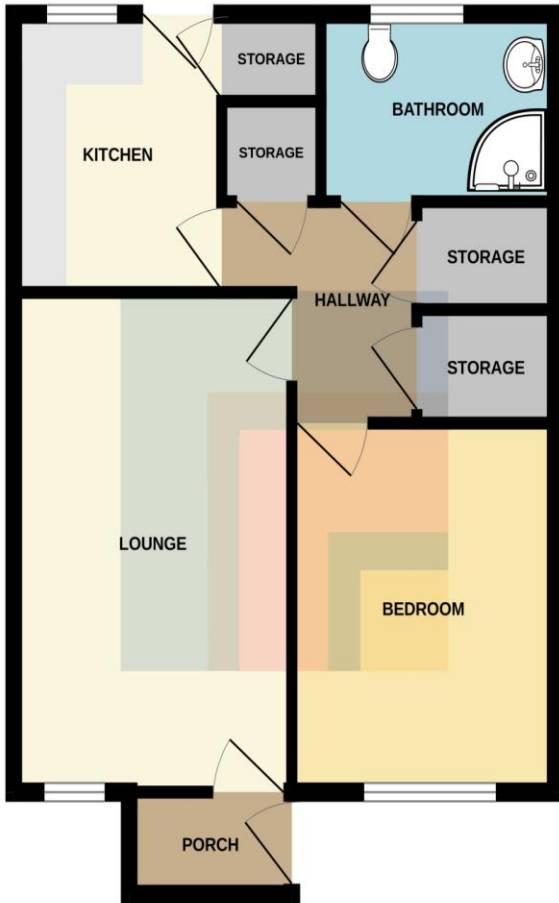
Lease: 102 Years remaining
Service Charges: TBC
Ground rent: TBC

Bryn Coch,
Taffs Well, Cardiff, CF15 7QB



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GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (43.9 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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