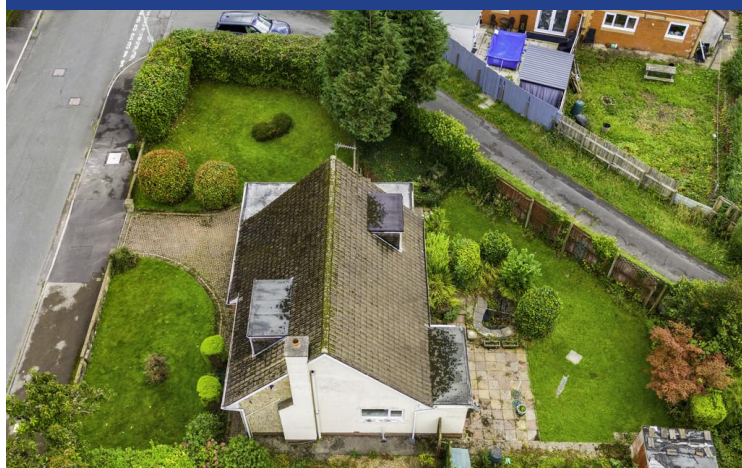


1 Brynau Road,
Taffs Well, Cardiff, CF15 7SA



Estate Agents and
Chartered Surveyors

£325,000



Detached Dormer

2

1

1

2

Property Description

MGY are delighted to offer for sale this detached dormer bungalow in the popular area of Taffs Well. The property has a larger than average corner plot and offers huge potential to improve and extend (subject to planning permission). The accommodation comprises porch, entrance hall, downstairs wet room, lounge, sitting room (originally a 3rd bedroom) which has been opened to the dining room and kitchen to the ground floor. On the first floor there are 2 double bedrooms. Gardens to front, side and rear, driveway and garage. No ongoing chain.

Tenure Freehold

Council Tax Band F

Floor Area Approx

**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.

PORCH

Accessed via double glazed sliding doors. Tiled floor. uPVC double glazed door to entrance hall with obscured leaded and double glazed panel to side.

ENTRANCE HALL

Entered via uPVC double glazed door with obscured leaded and double glazed panel to side. Door to cloak cupboard. Stairs to first floor. Radiator. Coved and textured ceiling.

WET ROOM

8' 8" x 5' 4" (2.65m x 1.64m)
Obscured double glazed window to front. Walk in shower enclosure with Mira electric shower, w.c and pedestal wash hand basin with hot and cold taps. Tiled walls.

LOUNGE

12' 11" x 15' 11" (3.95m x 4.86m)
Large double glazed window to front. Textured and coved ceiling. Tiled fireplace with coal effect fire. Radiator.

SITTING ROOM

12' 2" x 9' 2" (3.71m x 2.80m)
Double glazed sliding doors to rear garden. Textured and coved ceiling. Door to cloak cupboard / storage cupboard. Archway to :-

DINING ROOM

9' 10" x 8' 0" (3.01m x 2.46m)
Double glazed window overlooking rear garden. Archway to sitting room. Door to lounge. Radiator. Textured and coved ceiling. Door to :-

KITCHEN

14' 7" x 9' 0" (4.46m x 2.75m)
Double glazed windows to side and rear. Double glazed door to side leading to rear garden. Coved ceiling. Base and wall units with work surfaces and tiled splash backs incorporating stainless steel sink unit with mixer tap. Gas cooker point. Space for dishwasher.

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FIRST FLOOR

Stairs and Landing. Doors to two double bedrooms.

BEDROOM ONE

15' 8" x 14' 2" (4.78m x 4.32m)

Large aluminium framed double glazed window to front. Radiator. Walk in airing cupboard with shelving, radiator and Worcester boiler. Fitted wardrobes to 2 walls.

BEDROOM TWO

15' 8" x 9' 4" (4.79m x 2.85m)

Double glazed window to rear. Radiator. Eaves storage.

OUTSIDE

A substantial corner plot, gated access either side. The rear is paved and lawned with a pond (currently drained). To the front there are extensive lawned areas to side and front, block paved driveway and garage accessed via up and over door.

UTILITY

8' 10" x 8' 11" (2.70m x 2.72m)

Accessed externally from the rear garden, but could be incorporated into the main house. Obscured double glazed uPVC window to rear. Wooden door with inset obscured glazed panels. Pedestal wash hand basin with hot and cold taps. Wall mounted hot and cold taps.

GARAGE

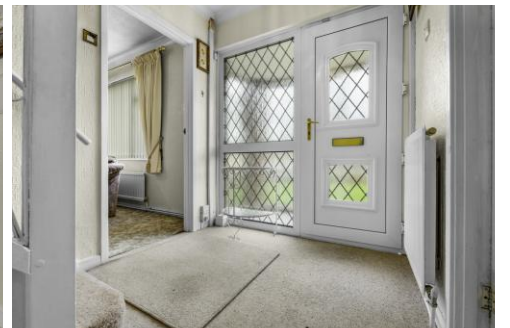
15' 6" x 8' 11" (4.73m x 2.73m)

Accessed via up and over door. Power and lighting. Gas and electric meters.

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GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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 | | 82 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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