

170 Glan-y-ffordd,

Taffs Well, Cardiff, CF15 7SP



Estate Agents and Chartered Surveyors

Asking Price Of

£250,000



Semi-Detached Bungalow



Property Description

**** NEWLY DECORATED TWO BEDROOM SEMI DETACHED BUNGALOW ** NEW FLOORING ** NO CHAIN **** A well presented, two bedroom semi detached bungalow in the delightful area of Taffs Well. Entrance hallway, lounge and kitchen with french doors to the garden room. There are two bedrooms and a family bathroom with shower over bath. Gas central heating, uPVC double glazing. lawned rear garden and paved patio. Lawn to front with driveway to side. No chain. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 589 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 uPVC entrance door with obscured double glazed window to upper part, leading to the central hallway. Access to roof space. Airing cupboard with radiator and shelving. Quality laminate flooring. Radiator.

LOUNGE AND KITCHEN

17' 11" x 16' 3" (max)(5.47m x 4.96m)
A spacious open plan L-shaped lounge and kitchen. The kitchen is well appointed along three sides in light panelled fronts beneath wood grain effect laminate fronts. Inset sink with side drainer. Inset four ring electric hob with concealed cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Cupboard housing the 'Ideal Logic' combi gas central heating boiler. Upvc double glazed window to rear with secondary glazing. Tiled flooring to kitchen area. There is a spacious lounge area with quality laminate flooring and french doors opening to the garden room. Radiator.

GARDEN ROOM

9' 1" x 8' 2" (2.77m x 2.50m)
Overlooking the rear garden. Tiled flooring. Power and lighting. Radiator.

BEDROOM ONE

11' 10" x 9' 11" (3.63m x 3.03m)
Overlooking the lawned front garden, a good sized double bedroom. Fitted wardrobes with sliding mirrored fronts. Radiator.

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BEDROOM TWO

10' 7" x 7' 7" (3.23m x 2.32m)

Aspect to front. Radiator.

FAMILY BATHROOM

6' 9" x 5' 8" (2.07m x 1.74m)

White suite comprising low level wc, wash hand basin, panelled bath with twin head shower above. Obscured glass window to side. Extractor fan. Full wall tiling.

OUTSIDE

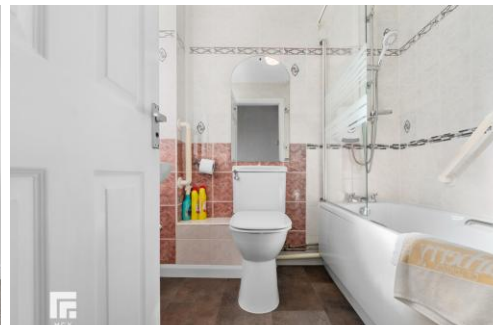
REAR GARDEN

A west facing rear garden comprising paved patio and lawn. Enclosed by timber fencing. Neat borders of plants and shrubs. Gate to side. Outside tap.

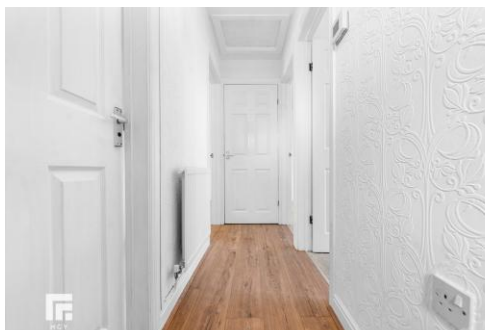
FRONT GARDEN

Lawn to front with driveway to side

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GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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