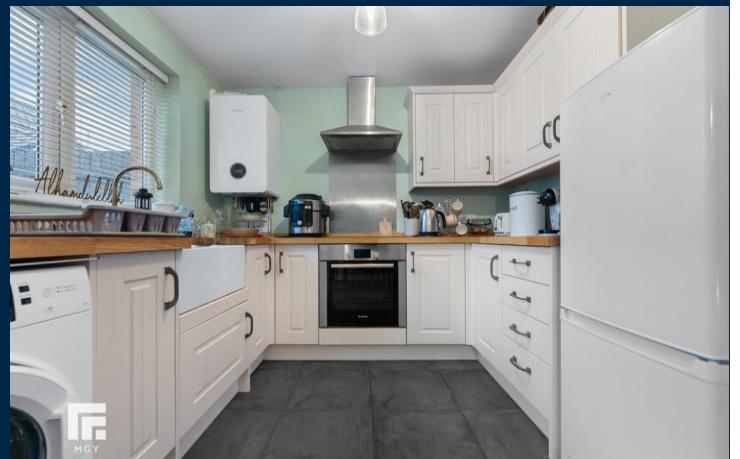




**31 MAES IFOR**  
**TAFFS WELL**  
**CARDIFF CF15 7AS**

ASKING PRICE OF  
**£285,000**



**END OF TERRACE PROPERTY**



**3**



**1**



**2**



**1**

A Beautifully presented three bedroom, end terrace property for sale in the sought after village of Taffs Well. The property comprises of entrance hallway, cloakroom, lounge and Kitchen/Dining room. Elegant parquet flooring throughout the downstairs with quality tiled flooring in the kitchen/dining room. To the first floor; a good sized primary bedroom, a second double bedroom, family bathroom and third bedroom. A sunny, south facing, professionally landscaped rear garden, enclosed front garden and driveway with parking for three vehicles. EPC Rating: C

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 767 SQ FT**

**VIEWING: 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

#### ENTRANCE HALLWAY

Approached via a panelled entrance door with obscured glass window to upper part, leading to the entrance hallway. Elegant parquet flooring. Staircase to first floor. Window to side. Radiator.

#### CLOAKROOM

White suite comprising low level wc, wash hand basin. Tiled splash back. Obscured glass window to front.

#### LOUNGE

14' 10" x 12' 4" (4.53m x 3.76m)

Overlooking the entrance approach, a good sized primary reception. Elegant parquet flooring. Radiator. Door to kitchen.

#### KITCHEN/DINER

15' 5" x 8' 5" (4.72m x 2.58m)

Kitchen well appointed along three sides in light panelled fronts beneath solid wood worktops. Inset Belfast style sink. Inset 'AEG' four ring induction hob with cooker hood above and oven below. Matching range of eye level wall cupboards. Plumbing for washing machine. Space for fridge freezer. Under stairs storage cupboard. Window to rear. French doors to the rear garden. Quality tiled flooring. Ample space for family dining table. Radiator. Newly fitted Worcester combi boiler.

#### FIRST FLOOR

#### FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Window to side. Large linen storage cupboard with shelving.

#### BEDROOM ONE

13' 6" x 8' 8" (4.14m x 2.66m)

Overlooking the entrance approach, a good sized primary bedroom. Radiator.

#### BEDROOM TWO

9' 10" x 8' 4" (3.00m x 2.55m)

Overlooking the rear garden, a second double bedroom. Radiator.

#### BEDROOM THREE

8' 3" x 6' 5" (2.54m x 1.98m)

Aspect to front. Built out cupboard with hanging rail. Radiator.

#### FAMILY BATHROOM

6' 10" x 5' 6" (2.09m x 1.70m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Tiled flooring and splash back. Obscured glass window to rear. Radiator.



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## OUTSIDE

### REAR GARDEN

A professionally landscaped, south facing rear garden with large decked relaxation area leading onto an area of artificial lawn. Further paved patio with pergola over. Timber built storage shed. Access to side. Enclosed by timber fencing.

### FRONT GARDEN

With area of artificial lawn to front, fully enclosed by timber fencing and entrance gate. Paved pathway to front and side. Professionally landscaped.

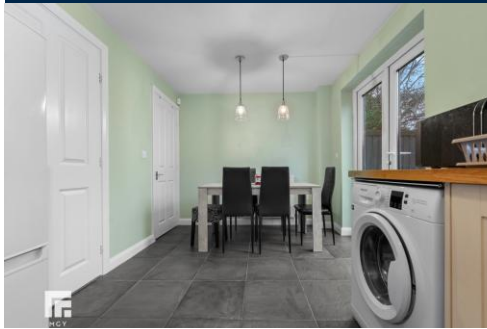
### DRIVEWAY

With side by side parking for three vehicles.



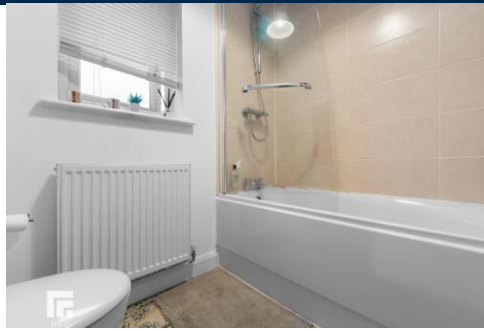
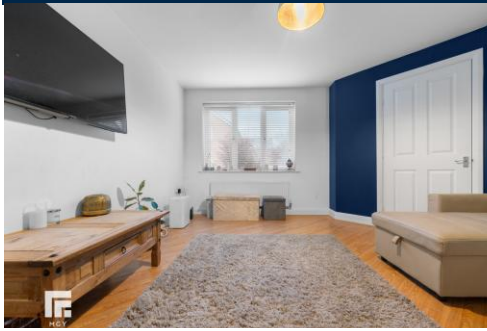


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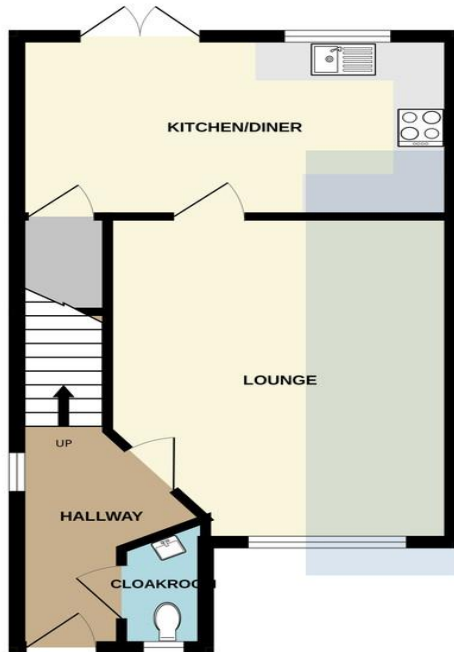
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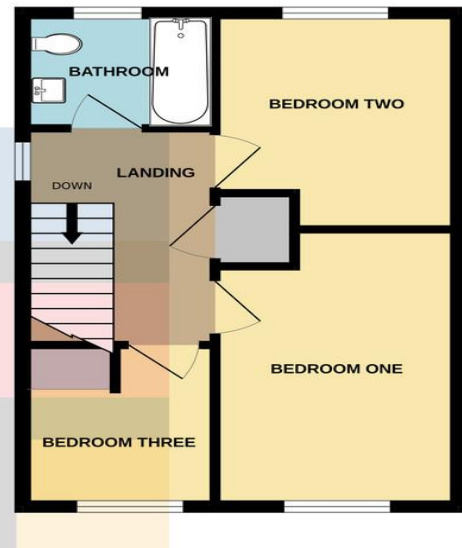
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GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 767 sq.ft. (71.3 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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