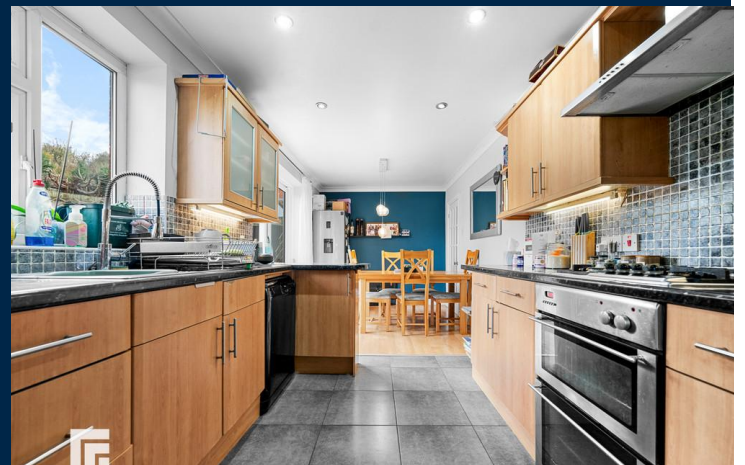




8 TY RHIW
TAFFS WELL
CARDIFF CF15 7RT

ASKING PRICE OF
£240,000



SEMI DETACHED PROPERTY



3



1



2



1

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 923 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

****SEMI-DETACHED PROPERTY**THREE BEDROOMS**LARGE REAR GARDEN**** A well presented three bedroom semi detached property. Entrance hallway, good sized lounge, kitchen/dining room, utility room and WC. To the first floor; spacious principal bedroom, a second good sized double bedroom, family bathroom and third bedroom. Large rear garden with bar. Front garden. EPC Rating: C

LOCATION

The property is situated in the popular village on the outskirts of Cardiff and is well served by local amenities such as shops, a local park, public houses and a regular bus and train service. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

ENTRANCE HALLWAY

12' 5" x 6' 9" (3.8m x 2.07m)

Entered via a uPVC door, a spacious hallway. Modern grey radiator, laminate flooring. Painted wooden spindle staircase leading to first floor.

LOUNGE

13' 9" x 11' 11" (4.20m x 3.65m)

A good sized family lounge, modern electric fire with black hearth and wood effect mantle, modern vertical radiator, window to front.

KITCHEN/DINING ROOM

20' 9" x 8' 5" (6.35m x 2.58m)

Appointed along two sides, eye and low level wood effect cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome hose mixer tap, integrated four ring gas hob, extractor hood, integrated oven and grill, 'Swan' dishwasher, space for fridge/freezer. Breakfast bar. Tiled splashbacks and tiled flooring in kitchen area. Dining area; ample space for dining room table, laminate flooring, uPVC window and sliding doors to rear. Spotlights. Radiator. Door to utility.

UTILITY ROOM

17' 4" x 3' 5" (5.30m x 1.06m)

Window to side, plumbing for washing machine. Wall mounted 'BAXI' combo gas central heating boiler. Tiled flooring. Door to rear garden.

CLOAKROOM

3' 1" x 3' 1" (0.94m x 0.94m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Panelled walls. Obscured glass window to rear.

FIRST FLOOR

LANDING

7' 0" x 5' 7" (2.14m x 1.72m)

An L shaped landing area, uPVC window to side. Doors to bedrooms and family bathroom.

BEDROOM ONE

12' 1" x 11' 11" (max)(3.69m x 3.64m)

spacious principal bedroom. Space for large wardrobes. Radiator. Aspect to front.

BEDROOM TWO

13' 4" x 8' 5" (4.07m x 2.59m)

A second spacious double bedroom. Radiator. Window to rear.

BEDROOM THREE

2' 5" x 8' 7" (.76m x 2.62m)

Window to front, a third bedroom. Radiator.

FAMILY BATHROOM

7' 0" x 5' 6" (2.14m x 1.68m)

White suite; Combined vanity low level WC and wash hand basin with chrome mixer tap and laminate countertop, bath with dual chrome tap, chrome shower, half wall tiling and tiled floors. Radiator. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

Bordered by a timber fence, a large rear garden with paved



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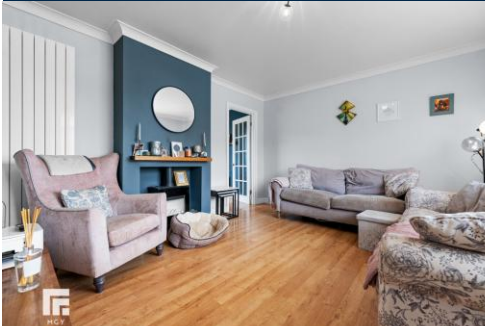
patio and stone area with pathway leading to large decking space with bar (power sockets and lighting). Rear part of the garden laid to lawn with wooden Wendy house/shed. Paved patio to side with walled planters and timber gate for side access. Outside tap.

FRONT

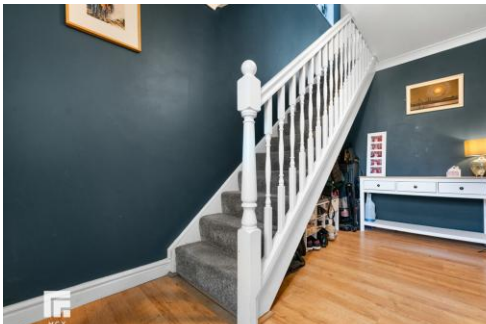
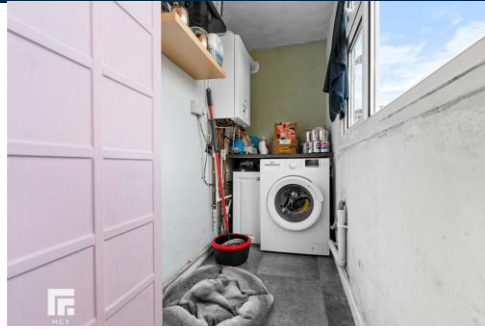
Front garden bordered by mature shrubs. Pathway leading to front door. Parking for two vehicles.



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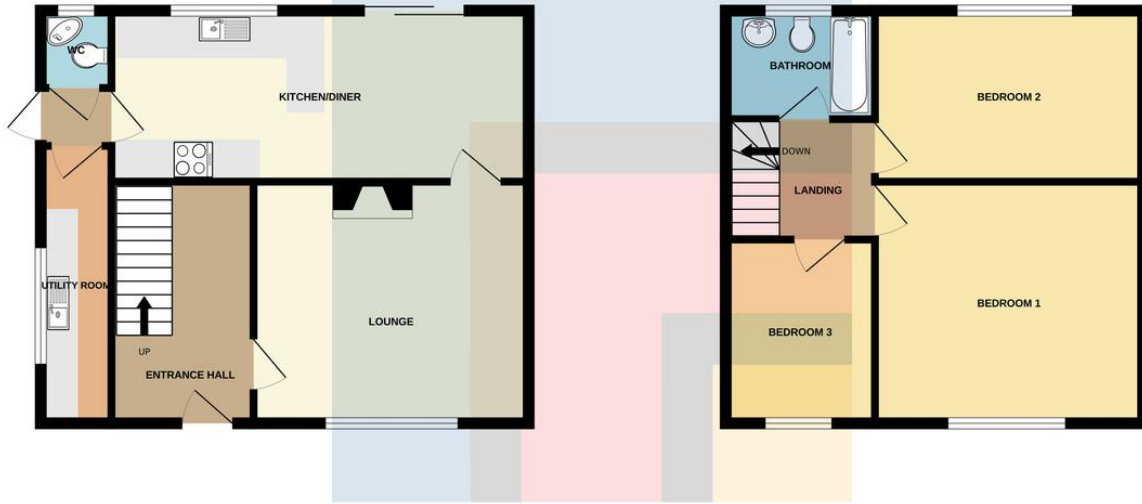
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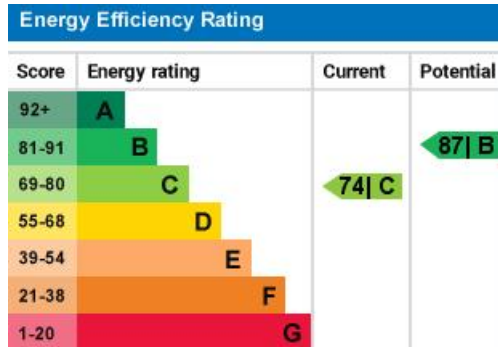
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GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 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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