



13 RHIWDDAR FLATS
BRYN COCH
TAFFS WELL CF15 7QB

OFFERS IN EXCESS OF
£180,000



DUPLEX APARTMENT



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****DUPLEX FLAT**THREE
BEDROOMS**PRIVATE
GARDEN**IMMACULATELY PRESENTED
THROUGHOUT**** A beautifully presented three bedroom duplex flat for sale in Taffs Well. Entrance hallway, open plan lounge/dining room and kitchen. To the first floor, master bedroom, a second double bedroom, family bathroom and third good sized bedroom. Private rear garden and stone shed. EPC Rating: C

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 886 SQ FT

VIEWING: 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 routes the new metro hub and taffs well train station as ideal for those commuting to Cardiff and with easy access to the Taff trail. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

ENTRANCE HALLWAY

9' 1" x 6' 1" (2.78m x 1.86m)

Entered via a composite door with quality wood effect tiled flooring. Radiator. Stairs to first floor. uPVC window to rear. Door to lounge/dining room. Opening to kitchen.

KITCHEN

Appointed along three sides, modern neutral low and high level cupboards beneath wood effect laminate work tops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, integrated four ring gas hob with extractor hood and integrated low level oven. Space for fridge freezer, space for dishwasher and plumbing for washing machine. Tiled splashbacks. Cupboard housing modern 'Worcester' combi boiler. Continuation of tiled flooring.

OPEN PLAN LOUNGE AND DINING ROOM

19' 10" x 11' 5" (6.06m x 3.48m)

A spacious kitchen/dining room. Large built in storage cupboard. Quality, wood effect tiled flooring. Radiator. Two uPVC windows to front.

FIRST FLOOR

LANDING

Access to roofspace. Doors to all rooms.

BEDROOM ONE

13' 6"(max) x 12' 1" (4.12m x 3.69m)

A good sized master bedroom. Built in cupboards to one side. Radiator. uPVC window to front.

BEDROOM TWO

13' 4"(max) x 8' 3" (4.08m x 2.54m)

A second double bedroom. Built in cupboard. Radiator. uPVC window to rear.

BEDROOM THREE

8' 8" x 8' 5" (2.65m x 2.59m)

A third bedroom. Radiator. uPVC window to front.

FAMILY BATHROOM

7' 4" x 6' 1" (2.26m x 1.87m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, L-Shaped bath with chrome mixer tap, dual headed chrome shower and glass shower screen. Chrome heated towel rail. Extractor fan. Obscured glass window to rear.

OUTSIDE

REAR GARDEN

A good sized private rear garden. Area of artificial lawn bordered by a timber fence. Stone shed at the rear to the side.

FRONT

Communal front garden laid to lawn.

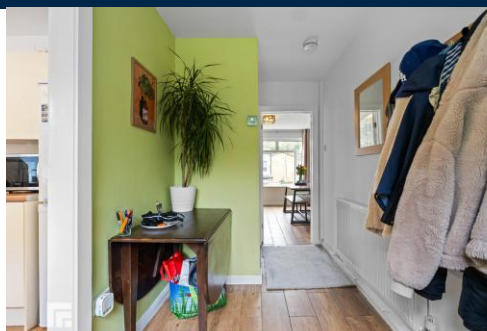
ADDITIONAL INFORMATION

Service charge and Ground rent - £348 approx per annum.

224 years from August 1980.



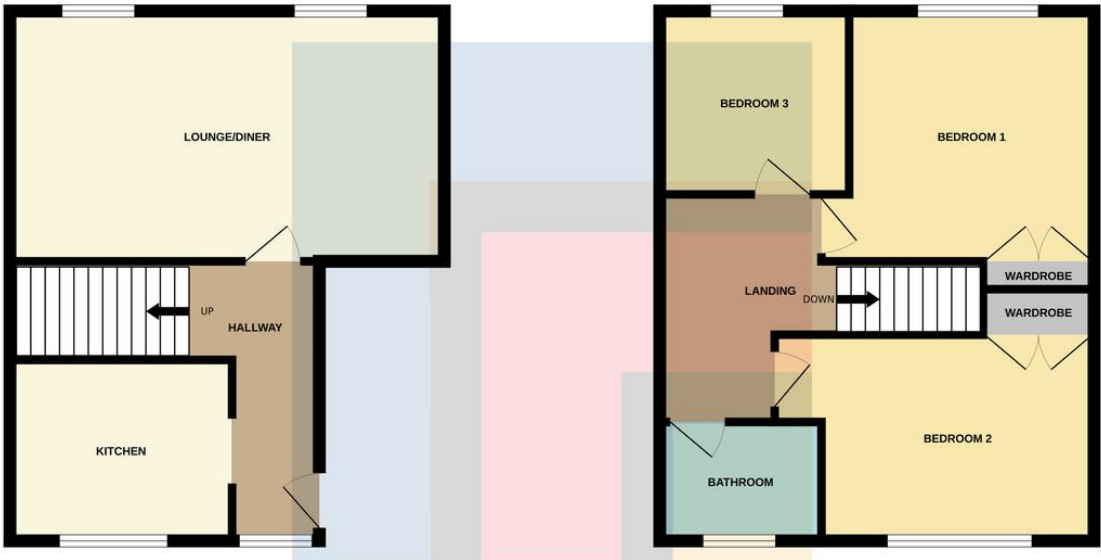
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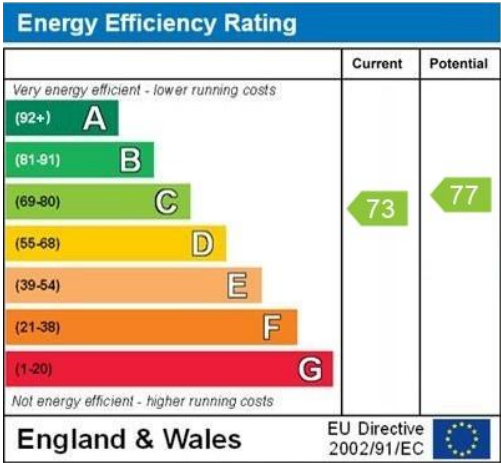
1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.

2ND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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.
Made with Metroplan v2025



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