



14 TABOR STREET
TAFFS WELL
CARDIFF CF15 7PS

ASKING PRICE OF
£289,950



END TERRACED HOUSE



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****CHARMING COTTAGE**TWO DOUBLE BEDROOMS**OPEN PLAN KITCHEN/DINING ROOM**CUL DE SAC**** A beautifully presented, two-bedroom, charming cottage in a cul-de-sac. Lounge with wood burning stove leading to a spacious kitchen/dining room. Inner hallway with door for rear access. Modern shower room. To the first floor; a good-sized master bedroom and second double bedroom. Rear garden. Lean to for side/rear access with storage. Planning permission for double storey extension to the rear of the property. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 779 SQFT

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 and train service and with easy access to the Taff trail. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

LOUNGE

14' 2" x 12' 0" (4.34m x 3.67m)

A beautifully presented family lounge. Quality wood effect laminate flooring. Large wood burning stove with exposed brick, wooden lintel mantle and stone hearth. Wooden sash window with exposed stone. Radiator. Opening through to kitchen/dining room.

KITCHEN

14' 1" x 8' 10" (4.31m x 2.71m)

Appointed along two sides, high and low level cupboards beneath quality laminate worktops. 'Range master' cooker to stay. Space fridge freezer. Plumbing for washing machine. Continuation of quality laminate flooring. Tiled splashbacks. Quarter turning staircase to first floor.

DINING ROOM

9' 10" x 9' 9" (3.02m x 2.98m)

A spacious dining room with original flagstone flooring. Radiator. Double French doors with window either side; opening into the rear garden. Opening into inner hallway.

INNER HALLWAY

6' 7" x 2' 11" (2.01m x 0.89m)

Original flagstone flooring. Radiator. Wall hung 'Worcester' combi boiler. uPVC door to side for access. Door through to shower room.

SHOWER ROOM

6' 7" x 6' 5" (2.02m x 1.97m)

Modern white suite; low level WC, wash hand basin with black mixer tap and wood effect vanity. Double shower with dual headed black shower and glass shower screens. Extractor fan. Heated towel rail. Tiled flooring. Obscured glass window to rear.

FIRST FLOOR

LANDING

Doors to bedrooms.

BEDROOM ONE

15' 9" x 9' 8" (4.81m x 2.97m)

A good sized master bedroom. Built in airing cupboard. Radiator. Wooden sash window to front. Access to loft space.

BEDROOM TWO

11' 0" x 9' 2" (3.36m x 2.81m)

A second double bedroom. Quality laminate flooring. uPVC window to rear.



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OUTSIDE

REAR GARDEN

A well maintained rear garden. Bordered by a timber fence with, stone patio area leading to a seating area with wooden picnic bench. Mature trees and shrubs.

LEAN TO

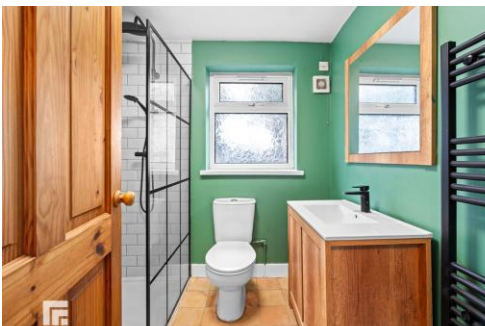
With uPVC doors to front and rear for side access to rear garden; storage space.

ADDITIONAL INFORMATION

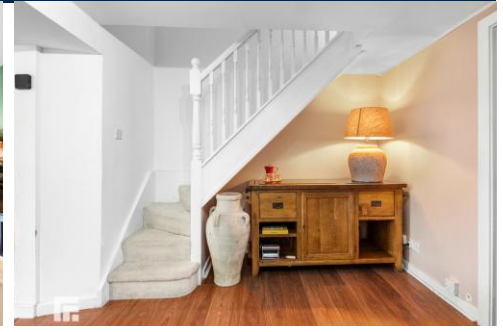
Selling with planning permission for double storey extension to rear. To create an extra double bedroom with balcony and a family bathroom.



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GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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