



40 CARDIFF ROAD  
TAFFS WELL  
CARDIFF CF15 7QE

ASKING PRICE OF  
**£325,000**



END TERRACED HOUSE



**3**



**1**



**2**



**3**

**\*\* CHARMING THREE BEDROOM END TERRACE \*\* ACCOMMODATION OVER THREE FLOORS \*\* MODERN KITCHEN AND SHOWER ROOM \*\* WOOD BURNER \*\*** A delightful three bedroom end terrace family home in the sought after village of Taffs Well being a short distance from transport links and amenities. Entrance porch, spacious lounge with inset 'Chilli Penguin' wood burner, dining room opening to the modern fitted kitchen. To the first floor are three good sized bedrooms and a cloakroom. To the basement level is a versatile reception or guest bedroom with lobby, quality shower room and separate wc. Gas central heating. Double glazed windows. Westerly facing rear garden with large summer house and side access and views of Garth Mountain. EPC rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 1,103 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 PORCH

Approached via an oak panelled entrance door leading to the entrance porch. Tiled flooring.

#### LOUNGE

16' 0" x 14' 2" (4.88m x 4.34m)

Approached via an oak panelled entrance door leading to the spacious lounge. Feature stone fireplace with inset 'Chilli Penguin' cast iron wood burner. Quality herringbone effect laminate flooring. Radiator. Door leading to staircase to basement level. Door to dining room.

#### DINING ROOM

12' 1" x 8' 11" (3.70m x 2.73m)

Ample space for large family dining table. Window to rear. Quality laminate flooring. Staircase to first floor. Radiator. Opening to kitchen.

#### KITCHEN

11' 8" x 8' 10" (3.58m x 2.70m)

Modern fitted kitchen well appointed along three sides in light handleless matte finish fronts beneath quartz worktop surfaces. Inset 1.5 bowl sink with worktop side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Integrated microwave. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central heating boiler. Windows to side and rear overlooking the delightful rear garden. Tiled splash back. Quality laminate flooring. Vertical radiator.

#### BASEMENT LEVEL

With staircase from the lounge leading down to the basement level.

#### SITTING ROOM/STUDY

12' 1" x 8' 9" (3.69m x 2.69m)

A versatile basement room with window to rear. Large storage cupboard. Under stairs storage. Radiator. Opening to lobby.

#### LOBBY

With door to rear garden. Plumbing for washing machine with shelf above. Tiled flooring. Doors to cloakroom and shower room.

#### SHOWER ROOM

8' 9" x 5' 5" (2.68m x 1.67m)

Modern white suite comprising low level wc, wash hand basin with monoblock mixer tap, large walk in shower cubicle. Full wall tiling. Tiled flooring. Obscured glass window to rear. Chrome heated towel rail.

#### CLOAKROOM

Modern suite comprising low level wc and wash hand basin. Part wall tiling. Tiled flooring. Obscured glass window to side.



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## FIRST FLOOR

### LANDING

Entered via a quarter turning staircase, access to roof space. Doors to all rooms.

### BEDROOM ONE

12' 0" x 7' 10" (3.68m x 2.39m)

A good sized double bedroom. Radiator. uPVC window to rear.

### BEDROOM TWO

9' 11" x 7' 11" (3.03m x 2.43m)

A second double bedroom. Radiator. Quality wood effect laminate flooring. uPVC window to front.

### BEDROOM THREE

6' 8" x 9' 8" (2.05m x 2.97m)

A third bedroom. Radiator. uPVC window to front.

### CLOAKROOM

4' 5" x 4' 5" (1.37m x 1.37m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Tiled splashbacks. Extractor fan.

## OUTSIDE

### REAR GARDEN

Bordered by a timber fence, paved patio leading to an area laid to lawn. A further stone area with log store and log cabin. 'Lean to' to the side of cabin for storage. Views of Garth Mountain. Gate to side for right of way access for neighbour to the left. Gate for side access to lane. Outside tap.

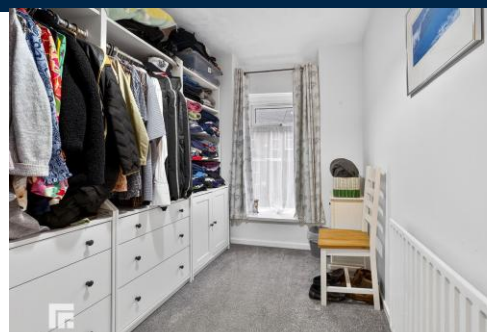
### FRONT

Bordered by a stone wall, a small garden area with stone area and planter to one side.



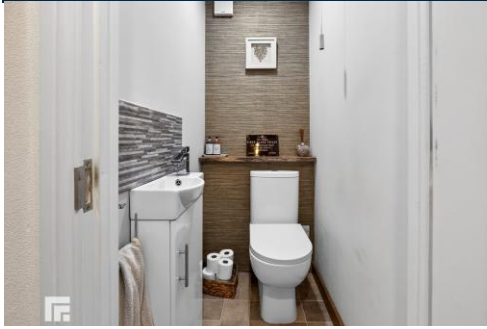


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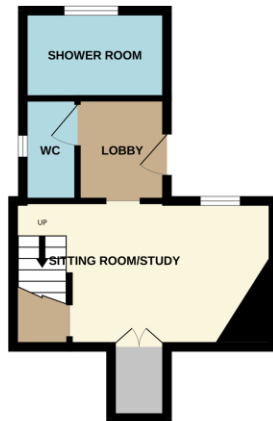


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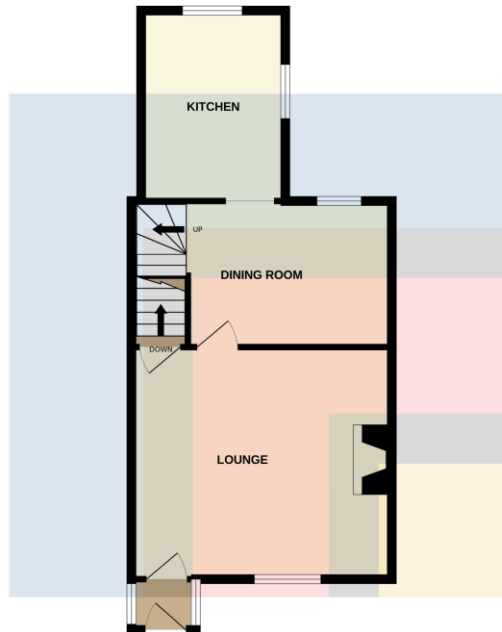


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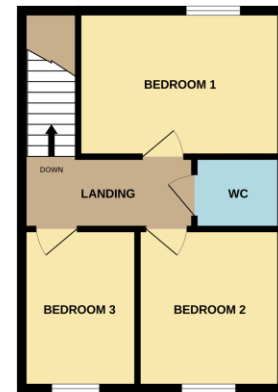
BASEMENT  
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 1103 sq.ft. (102.5 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		85 B
69-80	C		
55-68	D	62 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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