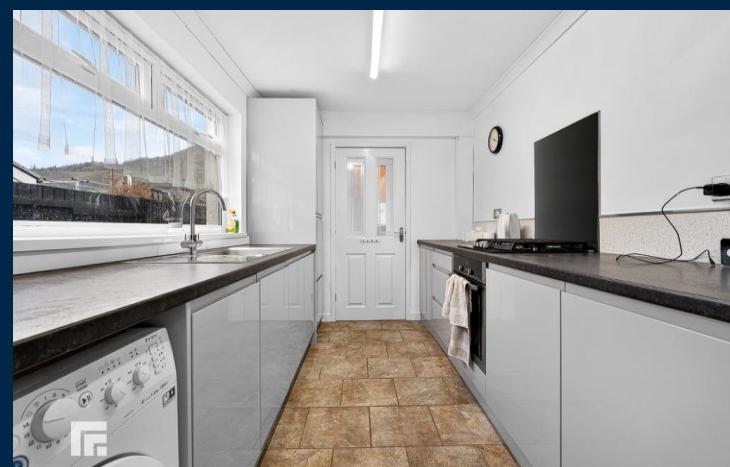




14 CARDIFF ROAD  
TAFFS WELL  
CARDIFF CF15 7QD

ASKING PRICE OF

**£255,000**



### MID TERRACE PROPERTY



**2**



**1**



**1**



**1**

**\*\* CHARMING MID TERRACE COTTAGE \*\***  
**TWO DOUBLE BEDROOMS \*\* MOUNTAIN VIEWS \*\* NO CHAIN \*\*** A beautifully presented, two bedroom cottage in the sought after area of Taffs Well. To the ground floor is a spacious open plan living/dining room with original feature fireplace and beams; modern kitchen, storage/utility area and modern bathroom. To the first floor is a large bedroom with original feature fireplace and a second good sized double bedroom. Rear garden with exquisite views of the Garth Mountain. Small garden to front. On road parking. EPC Rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BATHROOM**

7' 2" x 5' 9" (2.20m x 1.76m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Bath with chrome mixer and chrome shower. Tiled walls and flooring. Radiator. Two uPVC obscured glass windows to rear.

#### **FIRST FLOOR**

##### **LANDING**

uPVC window to rear. Doors to both bedrooms.

##### **BEDROOM ONE**

13' 11" x 11' 11" (4.26m x 3.64m)

A good sized master bedroom with original feature fireplace. Quality wood effect laminate flooring. Radiator. uPVC window to front. Access to roof space.

##### **BEDROOM TWO**

11' 1" x 10' 11" (3.39m x 3.34m)

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

#### **OUTSIDE**

##### **REAR GARDEN**

Stone patio area leading to large area laid to lawn with stone wall to one side. Timber fence to side and rear with gate for access. Exquisite views of the Garth mountain.

##### **FRONT**

Bordered by a stone wall with area of lawn. On street parking.

#### **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**

##### **LOUNGE/DINING ROOM**

21' 7" x 13' 3" (6.58m x 4.04m)

Entered via a uPVC door, a spacious open plan living/dining room. Original feature fireplace and original wooden beams. Quality wood effect laminate flooring. Large under stairs storage cupboard. Three radiators. uPVC window to front. Additional uPVC window to rear. Archway through to kitchen.

##### **KITCHEN**

12' 7" x 7' 3" (3.84m x 2.21m)

Appointed along two sides, modern low level cupboards beneath laminate worktops; stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated single oven, space for fridge freezer and washing machine. Cupboard housing 'Valliant' combi boiler. Tiled flooring. uPVC window to side. Door to utility/storage area. Socket for condenser dryer.

##### **UTILITY AREA**

Continuation of tiled flooring. uPVC door into rear garden. Door to bathroom.



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FLOORPLAN AND EPC TO FOLLOW

**RADYR 029 2084 2124**

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



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