



8 WEST VIEW
TAFFS WELL
CARDIFF CF15 7SF

ASKING PRICE OF
£150,000



FIRST FLOOR MAISONETTE



2



1



1



1

**** BEAUTIFULLY REFURBISHED TWO BEDROOM MAISONETTE ** COURTYARD GARDEN ** NO CHAIN ** CASH BUYERS ONLY****A beautifully refurbished first floor maisonette with enclosed courtyard garden. Entrance hallway, open plan lounge and kitchen with a modern fitted kitchen, the property has two good sized bedrooms and a modern family bathroom with shower over bath. Gas central heating. Double glazing. EPC Rating: D

TENURE: LEASEHOLD

COUNCIL TAX BAND: B

FLOOR AREA APPROX: 524 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 and train service and with easy access to the Taff trail. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE HALLWAY

Approached via a uPVC entrance door with obscured glass window to upper part. Laminate flooring. Large storage cupboard.

LOUNGE AND KITCHEN

21' 1" x 12' 4" (6.43m x 3.78m)

A good sized open plan lounge and kitchen. Modern kitchen well appointed along four sides in light panelled fronts beneath slimline laminate worktop surfaces. Inset 1.5 bowl acrylic sink with side drainer. Inset four ring gas hob with curved glass cooker hood above and oven below. Space for fridge freezer. Matching range of eye level wall cupboards. Concealed 'Worcester' combi gas central heating boiler. Plumbing for washing machine. Worktop breakfast bar area. Ample space for seating. Two windows to rear. Laminate flooring. Radiator.

BEDROOM ONE

12' 11" x 9' 10" (3.95m x 3.02m)

An excellent sized primary bedroom overlooking the entrance approach. Radiator.

BEDROOM TWO

12' 4" x 6' 5" (3.78m x 1.98m)

Aspect to rear. Range of freestanding wardrobes which the owner is happy to leave or take. Radiator.

FAMILY BATHROOM

6' 9" x 5' 4" (2.08m x 1.64m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with black twin head shower above. Tiled splash back. Obscured glass window to front. Matte finish marble style tile. Black heated towel rail.

OUTSIDE

COURTYARD GARDEN

Low maintenance enclosed front garden with decorative stone relaxation area. Pathway and steps to first floor access. Large storage measuring 2.17 x 2.10. Garden enclosed by timber fencing and timber gate.

ADDITIONAL INFORMATION

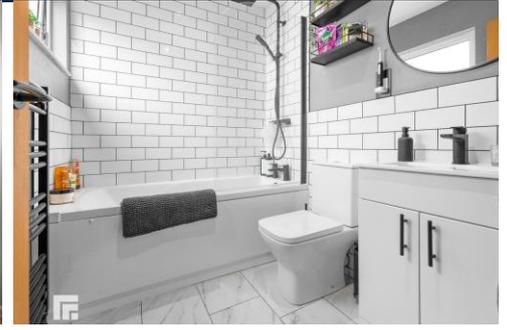
Tenure

Leasehold - 125 years from 2000 (100 years remaining)

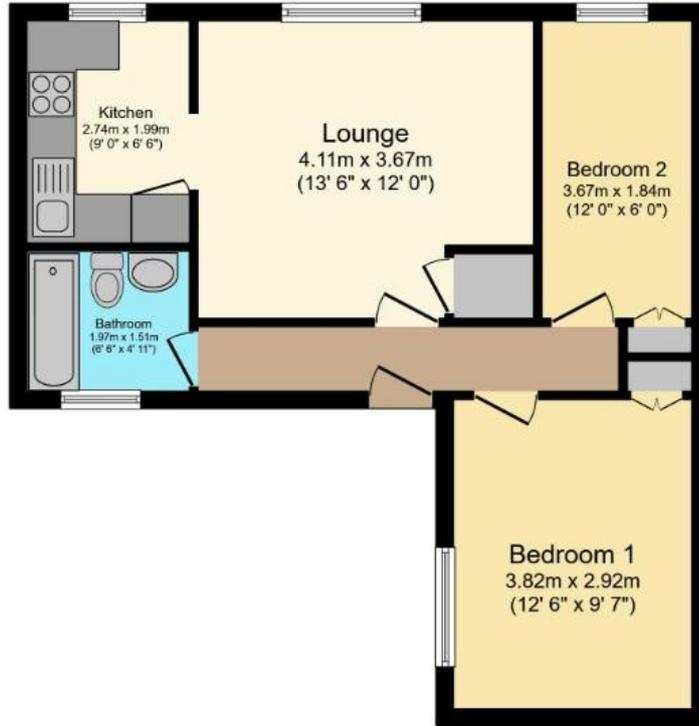
Service charge £26 per month.



8 WEST VIEW, TAFFS WELL, CARDIFF CF15 7SF

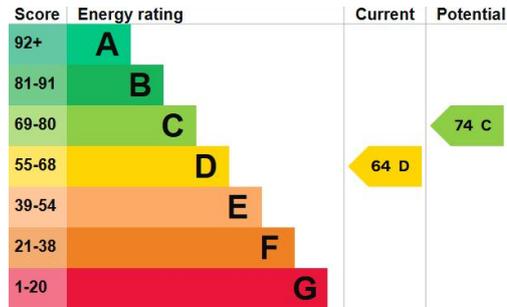


8 WEST VIEW, TAFFS WELL, CARDIFF CF15 7SF



Total floor area 48.6 sq.m. (524 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK