

85 Cardiff Road

Taffs Well | Cardiff | CF15 7PL

Semi-Detached House | Asking Price Of £219,950



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PROPERTY DESCRIPTION

**** WELL PRESENTED SPACIOUS AND EXTENDED END TERRACE COTTAGE ** HEART OF TAFFS WELL **** Situated in the popular village of Taffs Well, this beautifully presented property offers entrance hall, lounge, kitchen, dining room, two bedrooms and bathroom. The property is double glazed and has gas fired central heating. Landscaped rear garden.

- **Tenure** Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 855 sq. ft.
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is situated in the popular village of Taffs Well 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 also easy access to the A470 and M4 for commuting purposes.

HALLWAY

Entered via wooden door with obscure glazed panel. Radiator. Stairs rising to first floor. Original parquet flooring. Door to lounge.

LOUNGE

18' 1" x 12' 1" (5.513m x 3.685m)
uPVC double glazed windows to front and side. Original parquet flooring. Two radiators. Fitted multi fuel wood burning stove with tiled hearth. Understairs storage cupboard. Glazed double doors to kitchen.

KITCHEN

10' 11" x 7' 11" (3.330m x 2.436m)
uPVC double glazed door to rear garden, plus uPVC double glazed window to rear. A range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Built in electric oven, gas hob and extractor over. Space for fridge/freezer and washing machine. Part tiled walls. Tiled floor. Archway to dining room.

DINING ROOM

10' 10" x 7' 0" (3.304m x 2.139m)
uPVC double glazed patio doors to rear garden. Radiator.

FIRST FLOOR

LANDING

Access to loft space which is part boarded. Doors to two bedrooms and bathroom.

MASTER BEDROOM

19' 10" x 7' 9" (6.070m x 2.365m)
uPVC double glazed window to rear. Cupboard housing BAXI combi boiler with shelving. Radiator.

BEDROOM TWO

10' 5" x 13' 3" (to wardrobes) (3.181m x 4.048m) uPVC double glazed window to front. Fitted wardrobes with hanging space and cupboards above. Radiator.

BATHROOM

11' 0" x 7' 1" (3.353m x 2.164m)
uPVC obscure double glazed window to rear. Panelled bath. Corner shower cubicle. Low level wc. Pedestal wash hand basin. Radiator. Part tiled walls.

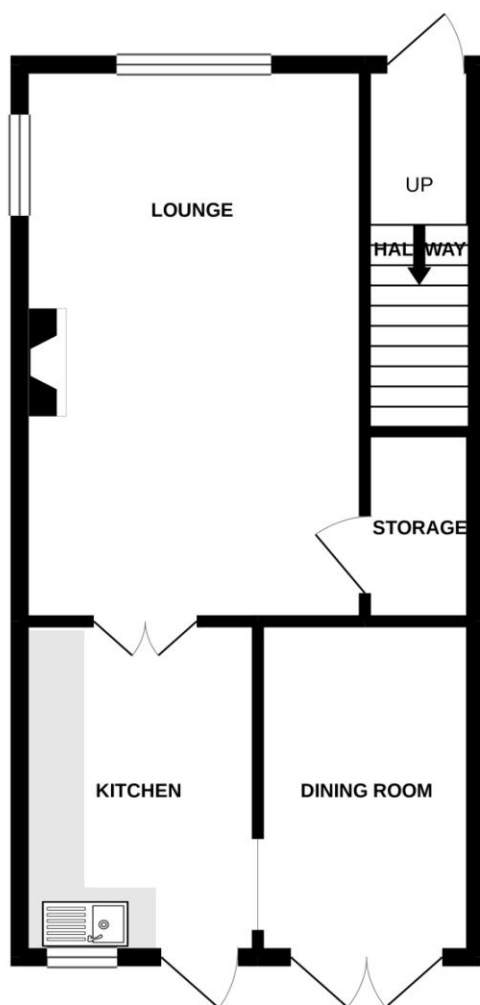
OUTSIDE

Paved forecourt to the front of house. To the rear there is an enclosed paved patio area with steps leading to lawned garden, enclosed by stone walling and mature bushes.

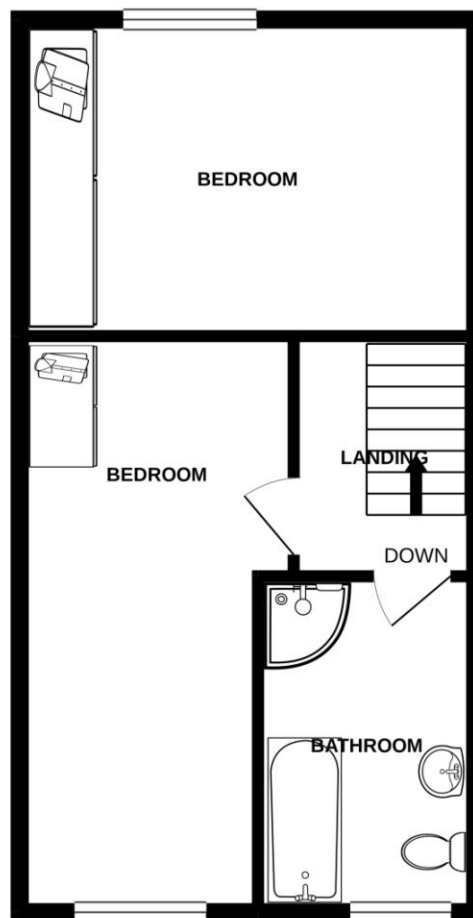


FLOORPLANS

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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