



**21 GARTH STREET**  
TAFFS WELL  
CARDIFF CF15 7PJ

ASKING PRICE OF  
**£259,950**



### MID TERRACED HOUSE



**3**



**1**



**1**



**1**

**\*\* WELL PRESENTED THREE BEDROOM HOME \*\* LANDSCAPED GARDEN WITH VIEWS \*\*** A well presented, three bedroom mid terraced cottage situated in the heart of Taffs Well village. The accommodation briefly comprises entrance hallway, lounge/dining room, kitchen and modern shower room. To the first floor there are three bedrooms and a loft room. Landscaped garden to rear with views towards The Garth Mountain. EPC Rating D

#### 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 HALLWAY

Entered via open porch with tiled flooring through uPVC double glazed front door into hallway. Slate tiled flooring. Radiator. Glazed door to lounge/dining room. Stairs to first floor.

#### LOUNGE/DINING ROOM

21' 8" x 10' 9" (6.62m x 3.30m)  
A well presented, open plan lounge/dining room with feature solid oak fire surround. uPVC double glazed window to front. Two radiators. Under stair storage cupboard. Glazed door into kitchen.

#### KITCHEN

10' 0" x 7' 4" (3.07m x 2.25m)  
A newly fitted kitchen to include a wide range of base and eye level units incorporating ceramic sink and drainer with complementary oak work surfaces. Fitted electric oven and hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Laminate wood flooring. Tiled splash backs. uPVC double glazed window to rear with lovely views over the garden and Garth Mountain. Door to shower room and external uPVC double glazed door to rear garden.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 684 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### SHOWER ROOM

8' 7" x 5' 11" (2.62m x 1.81m)

A stylish suite to include low level WC, pedestal wash hand basin and fitted double shower cubicle with additional handheld attachment. Slate tiled flooring. Tiled splash backs. Extractor fan. Towel radiator. uPVC double glazed window to rear.

#### FIRST FLOOR

##### LANDING

Doors to three bedrooms. Wall mounted gas Worcester boiler. Feature exposed floor boards. Loft hatch with pull down ladder.

##### BEDROOM ONE

11' 10" x 8' 5" (3.63m x 2.58m)

uPVC double glazed window to front. Radiator. Feature exposed floorboards.

##### BEDROOM TWO

10' 0" x 9' 3" (3.07m x 2.82m)

uPVC double glazed window to rear with superb views. Exposed floorboards. Fitted storage cupboard. Radiator.

##### BEDROOM THREE

8' 8" x 6' 2" (2.66m x 1.88m)

uPVC double glazed window to front. Exposed floorboards. Radiator.

##### LOFT ROOM

Accessed via pull-down ladder. Light and power. Double glazed Velux window to rear. Fully boarded.

##### OUTSIDE

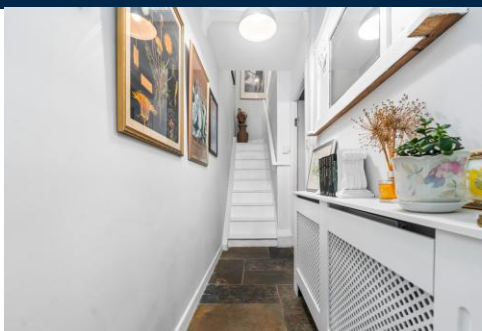
##### REAR GARDEN

A delightful rear garden planted with a range of shrubs and hedges. Artificial lawn, paved patio and decked seating area. Boundary fence. Outside tap. Garden shed.





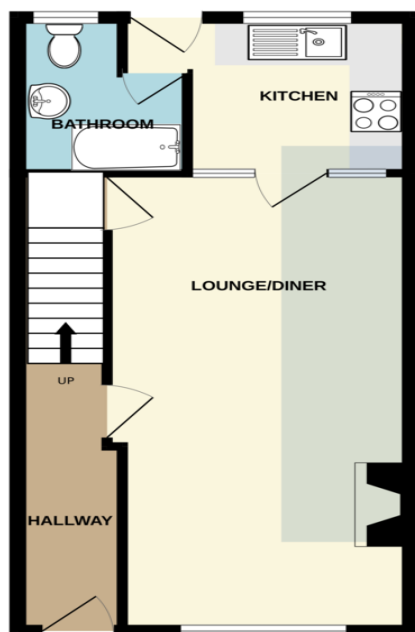
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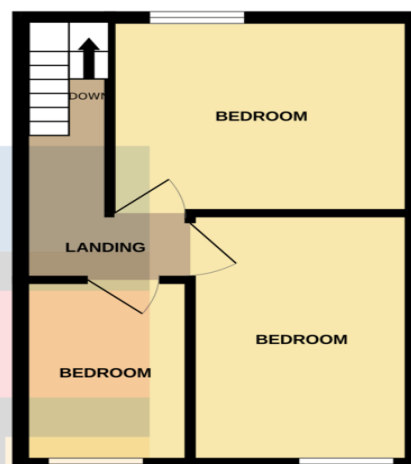
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GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.5 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		88   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

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