

105 Rhiw'r Ddar,

Taffs Well, Cardiff, CF15 7PB

Asking Price Of

£325,000



Estate Agents and Chartered Surveyors



Semi- Detached Property

4

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4

Property Description

**** EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME ** FAVOURED LOCATION **** An extended, spacious four bedroom semi detached family house in the sought after and favoured area of Taffs Well. Entrance hallway, cloakroom, spacious lounge, study, dining room, conservatory, neat fitted kitchen and utility room. To the first floor are four good sized bedrooms, a shower room and a sizeable family bath and shower room. Gas central heating, uPVC double glazing. Paved patio and lawned rear garden. Keyblock driveway and lawn to front. EPC Rating: C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,378 sq.ft.

Viewing Arrangements
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 double glazed window to upper part leading to the spacious entrance hallway. Staircase to first floor. Laminate flooring. Two radiators.

CLOAKROOM

Comprising low level wc, wash hand basin. Tiled flooring. Wall tiling to half height. Window to side. Radiator.

STUDY

9' 8" x 6' 10" (2.95m x 2.10m)
Overlooking the entrance approach. Laminate flooring. Door to utility room. Radiator. Fitted desk can remain dependant of buyers requirements.

LOUNGE

23' 7" x 10' 6" (7.20m x 3.21m)
Overlooking the entrance approach with french doors to the rear garden, a good sized principal reception. Feature fireplace. Two radiators.

DINING ROOM

10' 2" x 8' 0" (3.10m x 2.46m)
Ample space for large dining table. Double doors to conservatory. Door to kitchen. Laminate flooring. Radiator.

CONSERVATORY

10' 8" x 7' 8" (3.27m x 2.36m)
UPVC conservatory overlooking the rear garden. Door to garden. Tiled flooring. Power and lighting.

KITCHEN

13' 5" x 6' 11" (4.11m x 2.11m)
With units and worktops to three sides. Inset 1.5 bowl stainless steel sink with side drainer. Space for cooker. Space for fridge freezer. Plumbing for dishwasher. Matching range of eye level wall cupboards. Tiled flooring. Wall tiling to splash back areas. Door and window to rear. Radiator. Door to utility room.

UTLILTY ROOM

6' 10" x 5' 6" (2.10m x 1.68m)
With worktops to three sides. Inset sink. Eye level wall cupboards. Tiled flooring. Plumbing for washing machine.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Airing cupboard with radiator.

BEDROOM ONE

11' 10" x 10' 7" (3.63m x 3.23m)
Overlooking the entrance approach with delightful views of the Garth, a good sized principal bedroom. Fitted wardrobes to one side. Radiator.

BEDROOM TWO

10' 7" x 8' 8" (3.24m x 2.65m)
Overlooking the rear garden and woodlands beyond, a second double bedroom. Wood flooring. Built in

wardrobe. Radiator.

BEDROOM THREE

14' 2" x 8' 2" (4.33m x 2.50m)
Aspect to front. Laminate flooring. Radiator.

BEDROOM FOUR

12' 4" x 6' 10" (3.76m x 2.10m)
Enjoying views of the Garth, a good sized third bedroom. Laminate flooring. Fitted wardrobe. Radiator.

SHOWER ROOM

Comprising low level wc, wash hand basin and shower cubicle. Full wall tiling. Radiator.

FAMILY BATH AND SHOWER ROOM

13' 9" x 5' 5" (4.21m x 1.66m)
A sizeable family bath and shower room comprising low level wc, wash hand basin, jacuzzi style bath with central shower mixer tap, shower cubicle. Low Level storage cupboards. Concealed Worcester gas central heating boiler. Tiled flooring. Full wall tiling. Two obscured glass windows to rear. Chrome heated towel rail.

OUTSIDE

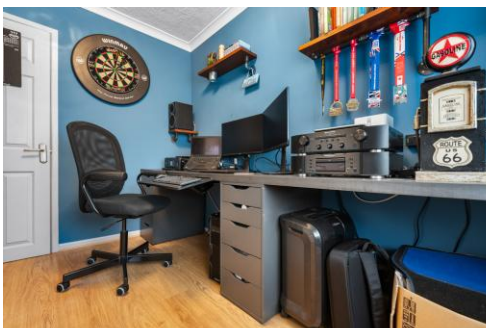
REAR GARDEN

Paved patio leading onto an area of lawn. Enclosed by timber fencing with timber gate to rear. Timber storage shed. Outside tap.

FRONT GARDEN

With key block paved driveway and area of lawn. Low level brick wall to front with inset conifers.

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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		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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