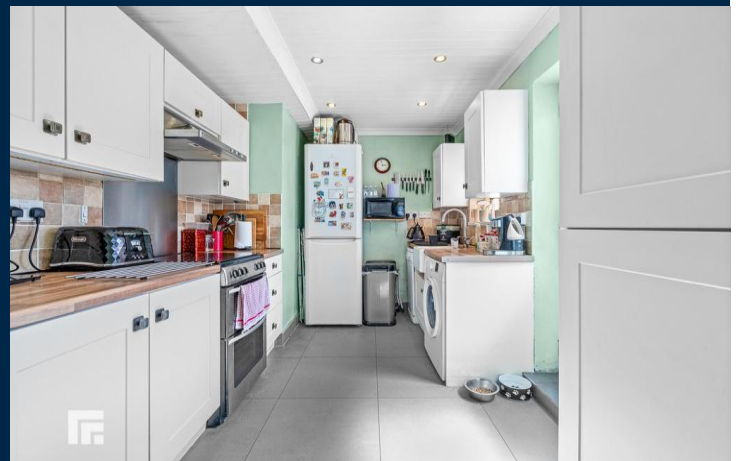
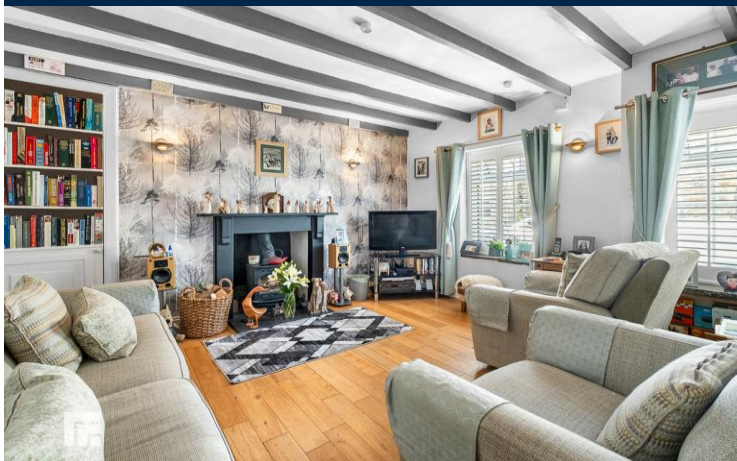




**4 TABOR STREET**  
TAFFS WELL  
CARDIFF CF15 7PS

ASKING PRICE OF  
**£315,000**



### MID TERRACED HOUSE



**3**



**1**



**2**



**2**

## **\*\*TERRACED**

## **COTTAGE\*\*EXTENDED\*\*THREE**

## **BEDROOMS\*\*BEAUTIFULLY MAINTAINED**

**REAR GARDEN\*\*A** beautifully extended three bedroom cottage in the sought after area of Taffs Well. Entrance porch, spacious lounge, dining room, kitchen and WC. To the first floor; master bedroom, a further double bedroom, family bathroom and third bedroom .

Beautifully maintained rear garden with stone shed. On road parking. EPC:TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: TBC**

**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 PORCH**

4' 7" x 2' 10" (1.41m x 0.87m)

Entered via a uPVC door, half wall panelling, built in storage cupboard and tiled flooring. Door into lounge.

### **LOUNGE**

18' 4" x 13' 0" (5.61m x 3.97m)

A spacious family lounge. Slate Mantelpiece with wood burning stove and tiled hearth. Oak flooring. Modern vertical radiator. Two windows to front with stone window sills. Original ceiling beams. Door opening to original stone staircase.

### **DINING ROOM**

11' 9" x 5' 10" (3.60m x 1.78m)

A good sized dining room. Original stone wall. Spotlights. Modern, vertical radiator. Tiled flooring. Double French doors opening into the garden. Archway to kitchen. Door to WC.

### **CLOAKROOM**

5' 10" x 2' 11" (1.79m x 0.89m)

Modern white suite; wash hand basin with black mixer tap and vanity. Tiled walls and flooring. Spotlights.

### **KITCHEN**

12' 4" x 7' 10" (3.77m x 2.41m)

Appointed along two sides, eye and low level cupboards beneath wood effect laminate worktops. Inset, 'Belfast' sink with chrome mixer tap. Freestanding oven and hob. Extractor hood. Plumbing for washing machine, space for fridge freezer and space for dishwasher. Cupboard housing 'Baxi' combi boiler. Spotlights. Loft hatch. Tiled flooring. uPVC window and door to side.

### **FIRST FLOOR**

#### **LANDING**

Large storage cupboard. Doors to all rooms. uPVC window to rear. Radiator. Access to roof space. Wooden flooring.

#### **BEDROOM ONE**

9' 5" x 7' 1" (2.88m x 2.17m)

A good sized master bedroom. Built in wardrobes. Radiator. Built in over bed cupboard with lights. Wooden flooring. uPVC window to front.

#### **BEDROOM TWO**

9' 7" x 6' 4" (2.94m x 1.94m)

A second bedroom. Radiator. Wooden flooring. uPVC window to front.

#### **BEDROOM THREE**

9' 0" x 7' 1" (2.75m x 2.18m)

A third bedroom. Built in single door wardrobe. Wooden flooring. uPVC window to rear.

#### **FAMILY BATHROOM**

5' 6" x 5' 5" (1.70m x 1.66m)

White suite; low level WC, wall hung wash hand basin with twin chrome taps, bath with chrome mixer tap, chrome shower and handheld shower. Heated towel rail. Tiled walls and flooring. Obscured glass window to rear.

### **OUTSIDE**

#### **REAR GARDEN**

Stone, paved patio with pathway leading to three raised beds and artificial lawn area. Water feature. Mature plants and shrubs. Beautifully maintained. Large, stone shed to rear.

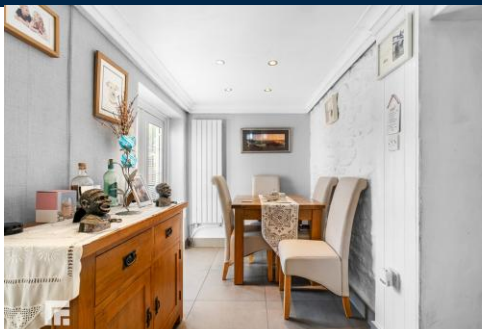
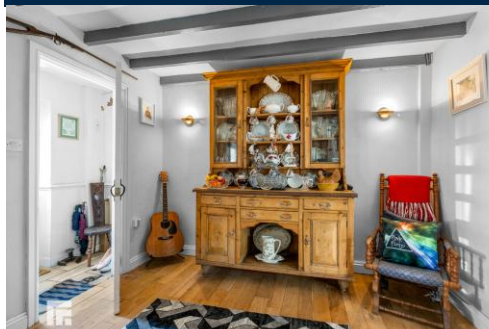
#### **FRONT**

On Road parking.





# 4 TABOR STREET, TAFFS WELL, CARDIFF CF15 7PS



4 TABOR STREET, TAFFS WELL, CARDIFF CF15 7PS

FLOOR PLAN AND EPC TO FOLLOW

**RADYR** 029 2084 2124

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



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