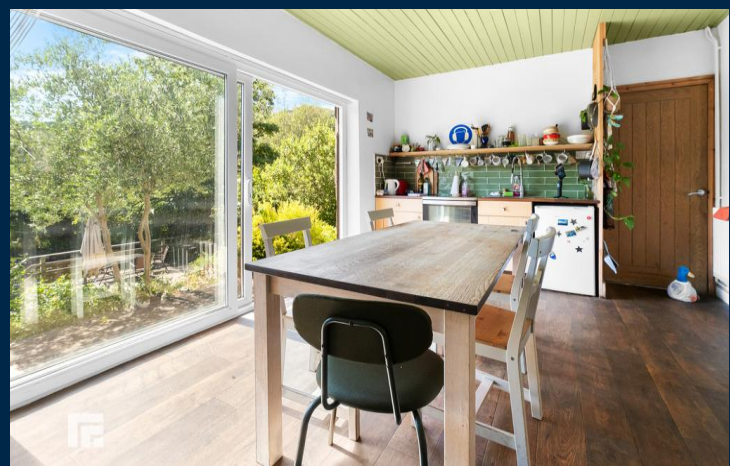




44 CARDIFF ROAD
TAFFS WELL
CARDIFF CF15 7RF

ASKING PRICE OF
£325,000



END TERRACED HOUSE



4



1



1



2

**** FOUR BEDROOM END-TERRACE FAMILY HOME ** POPULAR LOCATION ** REAR BALCONY WITH STUNNING VIEWS OF THE RIVER TAFF **** A well presented, four bedroom end terraced cottage situated in the heart of Taffs Well village. The accommodation briefly comprises entrance hallway, lounge, versatile reception room which was the original kitchen and can be reconverted, kitchen/diner and shower room. To the first floor there are four bedrooms with a storage room that was once a bathroom, which could easily be reconverted. The rear garden is a good size, overlooking the beautiful river Taff. EPC Rating: E

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX:

VIEWING: STRICTLY BY APPOINTMENT

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

Approached via panelled wooden door. Built in storage cupboards. Door to both sitting rooms. Door to ground floor shower room.

LOUNGE

13' 10" x 18' 11" (4.24m x 5.78 maxm)
Three double glazed windows to front. Feature gas fireplace with character mantelpiece. Traditional style spindle staircase. Door to kitchen. Laminate flooring. Exposed brick wall to right hand side. Radiator.

VERSATILE RECEPTION/ORIGINAL KITCHEN

17' 5" x 11' 6" (5.32m x 3.53 maxm)
Leading on from the entrance hallway another well sized sitting room. Windows to side and rear. Door to rear garden. Door to kitchen diner. Plumbing. Radiator.

WET ROOM

8' 6" x 4' 11" (2.61m x 1.50m)
White suite comprising of low level wc, wash hand basin, electric shower, glass panel. Full wall panelling. Two obscured glass windows to side. Radiator.

KITCHEN AND DINER

15' 10" x 10' 4" (4.84m x 3.17m)
Base cabinets with decorative shelf overhead appointed along one side with laminate work surface. Inset stainless steel sink and drainer. Free standing Four ring induction hob, single oven. Space for fridge. Tiled splash back. Vinyl flooring. Sliding doors to rear garden. Radiator. Wood panelled ceilings.

FIRST FLOOR

LANDING

Exposed brick wall to the right. Exposed traditional beam. Door to balcony.

BEDROOM ONE

14' 1" x 15' 10" (4.30m x 4.84m)
Overlooking the front entrance approach, an excellent sized primary bedroom. Traditional exposed beams. Radiator.

BEDROOM TWO

13' 11" x 13' 7" (4.26m x 4.15m)
Another good sized bedroom with window to front and doors to balcony overlooking the rear. Traditional exposed beams. Radiator.

BEDROOM THREE

12' 1" x 8' 0" (3.70m x 2.46m)
Window to front. Exposed traditional beams. Radiator.

BEDROOM FOUR

9' 3" x 7' 0" (2.84m x 2.15m)
Window to rear. Radiator.

STORAGE ROOM

9' 5" x 4' 4" (2.88m x 1.34m)
Once a bathroom, can be reconverted into shower room. Window to rear. Radiator.



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OUTSIDE

REAR GARDEN

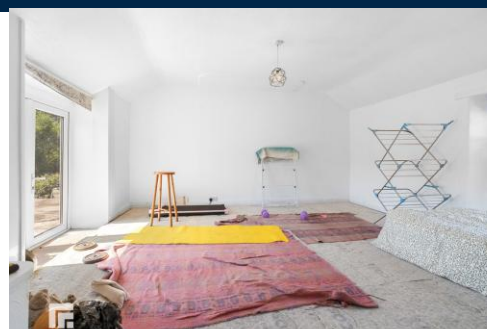
Overlooking the beautiful river Taff, Stairs down from the house to Cobbled patio and access from the side. Stairs leading down to the second tier. Inset in shrubbery. Area of lawn. Decking to the far side of the garden with stairs down to river bank.

ADDITIONAL INFORMATION

The Freehold is for number 44 and 42. Number 42 being a leasehold flat which sits below the primary bedroom of 44. It should be noted that the current owners have sound proofed between both properties.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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