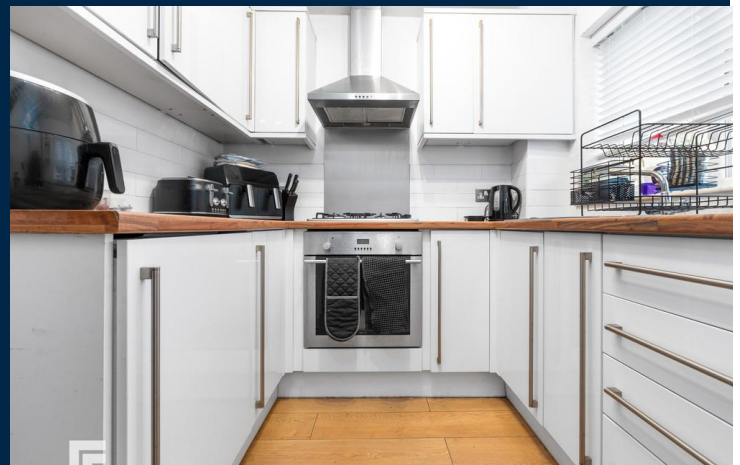




**73 GLAN-Y-FFORDD**  
TAFFS WELL  
CARDIFF CF15 7SL

ASKING PRICE OF  
**£189,950**



**MID TERRACE PROPERTY**



**2**



**1**



**1**



**1**

**\*\*MID TERRACED PROPERTY\*\*TWO BEDROOMS\*\*WELL MAINTAINED REAR GARDEN\*\*** A beautifully presented mid terrace property in the popular area of Taffs Well. Entrance porch, good sized lounge/dining room and modern kitchen. To the first floor; principal bedroom, modern family bathroom and a second bedroom. Landscaped, rear garden with rear access. Driveway to front. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: C**

**FLOOR AREA APPROX: 534 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in a popular village on the outskirts of Cardiff with great transport links to the city centre and is well served by local amenities such as shops, a local park, public houses. There is also a regular bus and train services, which can be accessed via a short five minute walk from the property. The property is also situated near to the Taff Trail for cycling and walking. There is easy access to the A470 and M4 for commuting.

#### ENTRANCE

##### ENTRANCE PORCH

4' 3" x 3' 7" (1.31m x 1.11m)

Entered via a modern uPVC door with obscured glass panels, built in storage cupboard, quality laminate flooring, door into lounge/diner.

##### LOUNGE/DINING ROOM

18' 5" x 12' 4" (5.62m x 3.76m)

A good sized lounge/dining room. Quality wood effect laminate flooring. Radiator. uPVC sliding door to rear. Stairs with modern wall panelling leading to the first floor.

##### KITCHEN

8' 2" x 7' 4" (2.51m x 2.24m)

Appointed along three sides, modern high gloss eye and low level cupboards beneath wood effect laminate worktops, stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob, extractor hood, integrated single oven, integrated fridge/freezer and plumbing for washing machine. Wall hung gas 'combi' gas central heating boiler. Quality wood effect laminate flooring. Window to front.

#### FIRST FLOOR

##### LANDING

Landing area. Access to loft space. Doors leading to all rooms. Modern wall panelling.

##### BEDROOM ONE

12' 3" x 11' 2" (3.74m x 3.41m)

A lovely master bedroom, built in storage cupboard, space for wardrobes, radiator. Window to rear.

##### BEDROOM TWO

11' 7" x 6' 2" (3.55m x 1.89m)

A second bedroom. Space for wardrobes. Radiator. Window to front.

##### BATHROOM

6' 5" x 5' 11" (1.97m x 1.81m)

Modern white suite; combined WC and wash hand basin with chrome mixer tap and vanity, L shaped bath with twin chrome taps and dual headed chrome shower. Spotlights. Extractor fan. Half wall tiling and tiled splashbacks. Heated towel rail. Laminate flooring. Window to rear.

#### OUTSIDE

##### REAR GARDEN

Bordered by a timber fence, a tiered, landscaped rear garden. Timber shed (with power); paved steps leading to an artificial grass area. Wooden decked steps take you to a further three tiers with lawn area and vegetable beds. Decked top tier with timber shed and gate leading to rear lane for access. Outside power socket.

##### FRONT

Driveway with parking one vehicle. Stone area with path leading to front door. Outside tap.



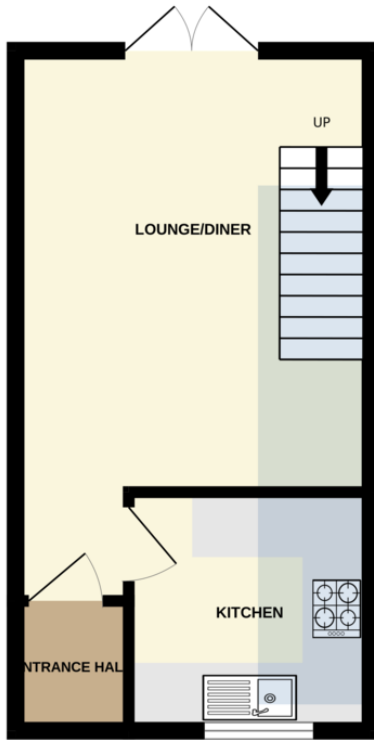


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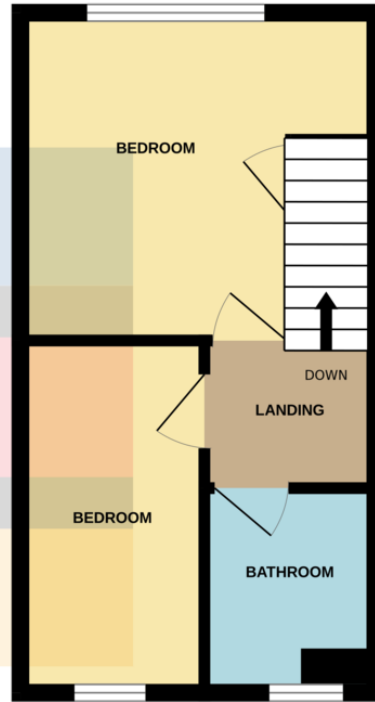


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GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
265 sq.ft. (24.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**RADYR** 029 2084 2124

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



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