



4 ALFRED'S TERRACE
TAFF'S WELL
RHONDDA CYNON TAF CF15 7RJ

ASKING PRICE OF
£299,950



MID TERRACE COTTAGE



2



1



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****CHARMING COTTAGE**TWO BEDROOMS**FULLY RENOVATED THROUGHOUT**LOFT ROOM**GRADE II LISTED**** A beautifully presented two double bedroom cottage in the sought after area of taffs well. Grade II listed with original feature stone walls and flagstone flooring. Hallway leading through to a spacious lounge/dining room with wood burning stove. Modernised kitchen with quartz worktops. To the first floor; master bedroom, a second double bedroom, family bathroom and loft room. Rear courtyard garden and allocated parking space.
EPC Rating: E

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. There is easy access to the A470 and M4 for commuting.

ENTRANCE HALLWAY

Entered via a wooden cottage door with arched window above, original flagstone stone flooring. Stairs to first floor. Cottage style wooden door into lounge/dining room.

LOUNGE/DINING ROOM

24' 8" x 9' 6" max (7.52m x 2.91m)
A spacious open plan lounge/dining room, wood burning stove with wooden lintel mantle, built in log storage, ample space for dining room table. Original stone walls and flagstone flooring. Built in large, under stairs storage cupboard. Sash windows to front and rear. Door to kitchen.

KITCHEN

16' 0" x 7' 8" (4.90m x 2.34m)
Appointed along three sides, grey eye and low level cupboards beneath Quartz worktops, ceramic inset sink with traditional style chrome mixer tap, inset four ring gas hob with extractor hood, integrated single oven/grill, integrated fridge freezer, integrated washing machine, integrated dryer and integrated dishwasher. Radiator. Tiled flooring. uPVC window to side. Side door leading into garden.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 1206 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

FIRST FLOOR

LANDING

Landing area with doors to all rooms.

BEDROOM ONE

12' 0" x 11' 7" (3.68m x 3.55m)

A spacious double bedroom. Two built in wardrobes. Sash window to front. Radiator. Door with access to loft room.

BEDROOM TWO

12' 6" x 8' 4" (3.82m x 2.55m)

A good sized second double bedroom. Radiator. Wooden cottage door. Sash window to rear.

LOFT ROOM

15' 8" x 15' 3" (4.78m x 4.66m)

Staircase leading to loft room. Original beams. Eaves storage. Radiator. Wall mounted Worcester 'Combi' boiler. Velux window.

FAMILY BATHROOM

9' 1" x 7' 3" (2.77m x 2.22m)

Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity, corner glass shower cubicle with chrome dual headed shower, freestanding bath with freestanding chrome mixer tap and hand held shower. Traditional style heated towel rail. Tiled walls and flooring. Extractor fan. Spotlights. Stained glass wooden door. Obscured glass sash window to rear.

OUTSIDE

REAR COURTYARD

A beautifully maintained courtyard with patio area, stoned planter and gate for rear access.

FRONT

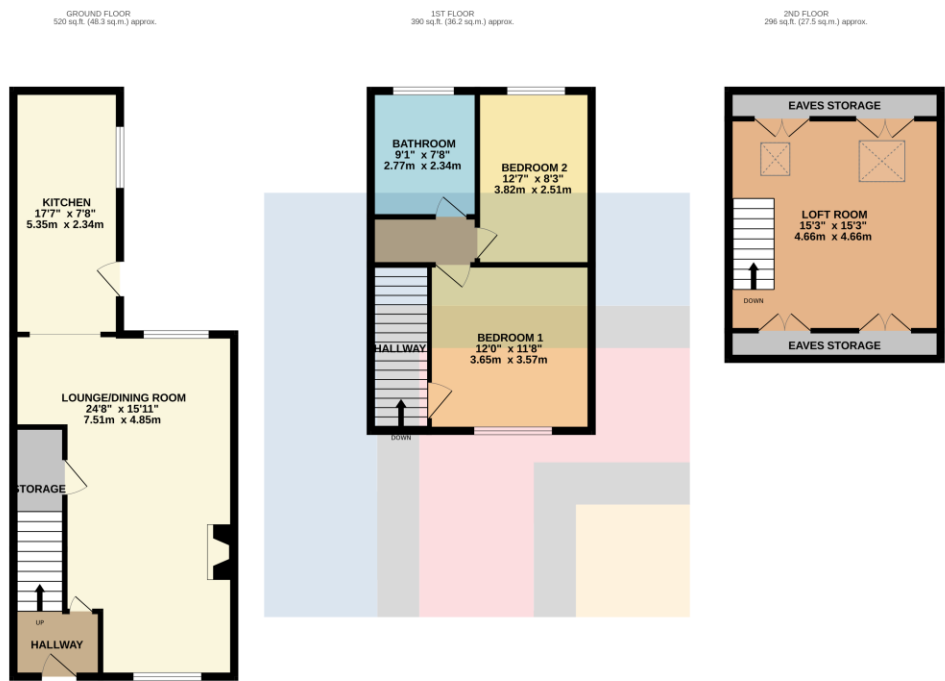
Allocated parking space (on road) in front of property.



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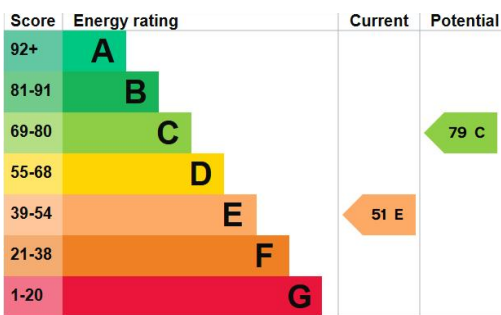
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TOTAL FLOOR AREA: 1206 sq.ft. (112.0 sq.m.) approx.

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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