

8 Rockwood Road, Ty Rhiw, Taffs Well, CF15 7SB



Estate Agents and
Chartered Surveyors

Asking Price Of

£255,000



Semi-Detached Bungalow

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Property Description

**** SEMI-DETACHED TWO BEDROOM DORMER BUNGALOW ** WITH VIEWS **** An opportunity to acquire this spacious dormer bungalow in a convenient location in Taffs Well. The property briefly comprises entrance porch, hallway, lounge, dining room, kitchen breakfast room and utility room. The property has a bedroom and bathroom to the ground floor, plus master bedroom and ensuite to the first floor. The property also benefits from rear garden, driveway and garage. **** NO CHAIN **** EPC Rating C

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,063 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. There is easy access to the A470 and M4 for commuting purposes.

ENTRANCE

Entered via block paved driveway with parking for multiple vehicles. Wrought iron gates leading to rear garden, single garage and side entrance to bungalow.

PORCH

Double uPVC doors into porch. Tiled flooring. Door into hallway.

HALLWAY

Opening to kitchen/breakfast room, doors to lounge/dining room, double bedroom and bathroom. Radiator.

LOUNGE

15' 5" x 10' 10" (4.70m x 3.31m)

A delightful open-plan family space with uPVC double glazed window to front. Feature gas fireplace with granite surround and hearth. Radiator. Open to:

DINING ROOM

13' 6" x 10' 9" (4.12m x 3.30m)

Stairs to first floor with feature full height stairwell and uPVC double glazed window to rear. Radiator. Under stair storage cupboard. Window to rear.

KITCHEN/BREAKFAST ROOM

17' 9" x 10' 0" (5.42m x 3.07m)

A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces and breakfast bar. Fitted electric double oven and induction hob with extractor hood over. Part tiled flooring and walls. Wall mounted gas central heating boiler. Two radiators. Two uPVC double glazed windows to side and sliding patio doors to rear garden with views towards The Garth mountain. Sliding door to utility room.

UTILITY ROOM

8' 11" x 6' 10" (2.74m x 2.10m)

Space for washing machine, tumble dryer, fridge and freezer. Tiled flooring and walls. Radiator. uPVC double glazed window to rear with views.

BEDROOM TWO

12' 4" x 10' 6" (3.78m x 3.213m)

uPVC double glazed window to front with pleasant outlook. Fitted wardrobes to one wall. Radiator.

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BATHROOM

5' 11" x 5' 10" (1.82m x 1.79m)

Fitted with a low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled walls. Radiator. uPVC double glazed window to side.

FIRST FLOOR

Glazed door to bedroom one.

BEDROOM ONE

15' 5" x 11' 1" (max)(4.71m x 3.40m)

Fitted wardrobes to one wall with additional storage into the eaves. uPVC double glazed window to rear with superb views over The Garth mountain. Radiator. Door to:

EN SUITE

8' 8" x 5' 1" (2.66m x 1.56m)

Suite comprises low level WC, pedestal wash hand basin and fitted corner shower cubicle with electric shower over. Tiled walls. uPVC double glazed window to side. Radiator. Door to eaves storage.

OUTSIDE

REAR GARDEN

A well presented, Westerly facing rear garden fully paved with boundary wall and gated access to driveway.

GARAGE

A single up and over garage door. Two uPVC double glazed windows and pedestrian door to side. Light and power. Ideal for conversion to home office/studio.

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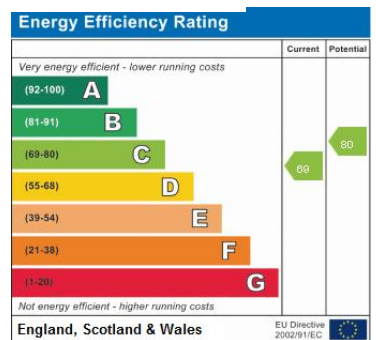
GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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