



**5 STRADMORE CLOSE**  
TAFFS WELL  
CARDIFF CF15 7QN

ASKING PRICE OF  
**£320,000**



**SEMI-DETACHED BUNGALOW**



**2**



**1**



**1**



**1**

**\*\* TWO BEDROOM SEMI DETACHED  
BUNGALOW \*\* LOFT ROOM \*\* NO CHAIN \*\***

A beautifully maintained, two bedroom semi detached bungalow in the sought after area of Taffs Well, being close to transport links and amenities. Entrance porch, hallway, lounge with patio doors to the conservatory, neat fitted kitchen, two bedrooms, family bathroom and separate wc. To the first floor is a loft room and storage. Gas central heating. Double glazed windows. Low maintenance rear garden. Long driveway to side leading to the garage with electric entrance door. No chain. EPC Rating: D

**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 PORCHWAY**

Approached via double opening doors to the entrance porch.

**ENTRANCE HALLWAY**

Approached via a uPVC entrance door leading to the entrance hallway. Quality woodblock flooring. Staircase to first floor. Radiator.

**LOUNGE**

13' 11" x 10' 9" (4.26m x 3.28m)

With patio doors to conservatory, a good sized primary reception. Feature stone fireplace with coal effect living flame gas fire. Radiator.

**CONSERVATORY**

9' 1" x 8' 4" (2.79m x 2.56m)

Overlooking the rear garden, a uPVC double glazed conservatory. Laminate flooring. Door to garden. Radiator.

**KITCHEN**

10' 2" x 10' 1" (3.11m x 3.09m)

Appointed along three sides in light wood grain effect panelled fronts beneath 'Corian' worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Plumbing for slim line dishwasher. Plumbing for washing machine. Space for fridge. Matching range of eye level wall cupboards. Wall mounted 'Vaillant' gas central heating boiler. Tiled splash back. Tiled flooring. Door to garden. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 874 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**BEDROOM ONE**

12' 11" x 10' 11" (3.94m x 3.34m)

Overlooking the lawned front garden, a good sized primary bedroom. Fitted wardrobe. Quality wood block flooring. Radiator.

**BEDROOM TWO**

10' 1" x 9' 5" (3.09m x 2.89m)

Overlooking the front, currently used as a dining room but would make a good sized second bedroom. Quality wood block flooring. Radiator.

**BATHROOM**

Comprising wash hand basin and panelled bath with shower mixer tap. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to side. Radiator.

**SEPARATE WC**

Low level suite. Tiled flooring. Obscure glass window to side.

**FIRST FLOOR LANDING**

Approached via an easy rising staircase leading to the first floor landing. Large built in storage with lighting. Door to loft room.

**LOFT ROOM**

13' 10" x 9' 11" (4.23m x 3.03m)

With large window to rear. Eaves storage. Radiator.

**OUTSIDE REAR GARDEN**

Paved patio with steps leading upto a decked relaxation area and additional paved patio. Gate giving access to side drive.

**FRONT GARDEN**

Well maintained area of lawn to front with borders of plants and shrubs. Low level brick wall to front boundary and long driveway to side leading to garage.

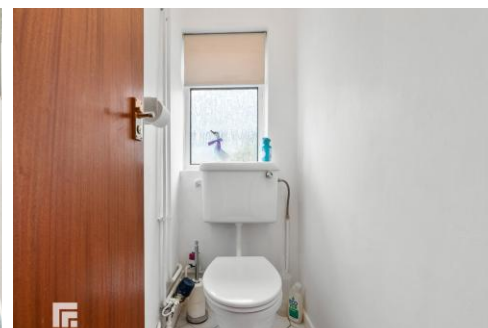
**GARAGE**

Detached single garage with electric up and over access door.





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TOTAL FLOOR AREA: 874 sq.ft. (81.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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