



FERRY HOUSE, CARDIFF ROAD
TAFFS WELL
CARDIFF CF15 7PR

ASKING PRICE OF
£675,000



DETACHED HOUSE



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**** SIX BEDROOM COTTAGE ** IDYLIC LOCATION ** ON A PLOT OF APPROX JUST OVER TWO ACRES **** A delightful six bedroom cottage retaining much charm and character, in an idyllic setting in the sought after area of Taffs Well, built in approx the 1840's and previously two cottages knocked into one many years ago by the previous owners. Enjoying tranquil gardens of approx 2 acres. Large lounge with french doors to the rear garden, sitting and family room, sizeable dining room, playroom/study, modern fitted kitchen and there is a ground floor shower room. The first floor can be accessed via two staircases either side of the property, there are six bedrooms, the primary bedroom has a large dressing room and the second bedroom benefits from an ensuite bathroom, there is also a family bathroom. Gas central heating. Entrance gates to front leading to the long and wide driveway. Tranquil gardens with large paved patio and lawn leading to the River Taff. Stone built out buildings used for storage. EPC Rating: D

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

With a long and wide entrance driveway approached via double opening gates with brick side pillars. Gate to front paved courtyard. Door to entrance via the kitchen.

LOUNGE

21' 0" x 15' 5" (6.42m x 4.70m)

An excellent sized primary reception with french doors to the rear patio. Quality wood flooring. Radiator.

SITTING ROOM

24' 3" x 13' 3" (7.40m x 4.06m)

A delightful reception with window overlooking the large garden. Feature stone fireplace. Exposed stone walls. Staircase to first floor with under stairs storage cupboard. Stone tiled flooring. Door to garden. Door to kitchen.

DINING ROOM

16' 8" x 15' 5" (5.10m x 4.71m)

With double opening doors leading to the paved patio. An excellent sized family dining room. Stone tiled flooring. Radiator. Staircase to first floor.

TENURE: FREEHOLD

COUNCIL TAX BAND: H

FLOOR AREA APPROX: 2,872 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

SHOWER ROOM

9' 1" x 5' 10" (2.79m x 1.80m)

White suite comprising corner shower cubicle, wash hand basin. Separate wc. Two obscured glass windows to front. Stone tiled flooring. Radiator.

PLAYROOM/STUDY

23' 1" x 10' 4" (7.04m x 3.16m)

With double opening french doors to the rear. Additional window to side. A versatile reception. Radiator.

KITCHEN

17' 3" x 5' 4" (5.27m x 1.63m)

Appointed along one side in high gloss fronts beneath marble effect laminate worktop surfaces. Inset stainless steel sink with side drainer. Plumbing for dish washer. Space for fridge. Space for slot in cooker. Matching range of eye level wall cupboards. Tiled splash back. Tiled flooring. Doors to lounge and sitting room. Exposed stone wall to one side. Radiator. Archway to the continuation of the kitchen.

KITCHEN CONTINUATION

15' 8" x 8' 1" (4.78m x 2.47m)

With high gloss units and marble effect laminate worktops to four sides. Eye level wall cupboards. Plumbing for washing machine. Space for tumble dryer. Space for breakfast table. Window to side. Stone tiled flooring. Entrance door from the front courtyard. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the long central landing. Additional staircase from sitting room. Window to front.

BEDROOM ONE

13' 11" x 10' 0" (4.25m x 3.07m)

With windows to side and rear a good sized primary bedroom with beamed ceiling. Opening to the dressing room. Radiator.



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DRESSING ROOM

13' 6" x 10' 7" (4.12m x 3.23m)

Overlooking the delightful lawned garden, an excellent sized dressing room. Wardrobe to one side. Radiator. Please note the shower in this room has been disconnected.

BEDROOM TWO

13' 0" x 9' 6" (3.98m x 2.90m)

Overlooking the driveway to front, a second double bedroom. Wardrobes to one side with sliding mirror doors. Radiator.

ENSUITE BATHROOM

7' 10" x 6' 3" (2.40m x 1.93m)

A sizeable ensuite comprising low level wc, wash hand basin, wood panelled bath. Full wall tiling. Obscured glass window to front. Radiator.

BEDROOM THREE

13' 4" x 11' 4" (4.08m x 3.47m)

Aspect to rear, a third double bedroom. Fitted wardrobes to one side. Radiator.

BEDROOM FOUR

11' 4" x 9' 3" (3.46m x 2.82m)

Overlooking the picturesque gardens, a fourth double bedroom. Wardrobes to one side. Radiator.

BEDROOM FIVE

13' 5" x 10' 5" (4.09m x 3.20m)

Overlooking the attractive lawned garden, a further double bedroom. Fitted wardrobes to one side. Radiator.

BEDROOM SIX

9' 8" x 8' 2" (2.96m x 2.51m)

Aspect to front. Radiator.

FAMILY BATHROOM

6' 7" x 6' 3" (2.01m x 1.91m)

Comprising low level wc, wash hand basin, panelled bath. Obscured glass window. Full wall tiling. Electric shaver point. Radiator.

GARDENS

Magnificent gardens measuring just over 2 acres.

Comprising paved patio to rear and side leading onto exceptionally well maintained lawns with a variety of inset mature trees. Raised rear boundary with chicken wire fencing which looks onto the River Taff. The boundary then extends to half way into the river. Steps leading up to a further level area of lawn which is leased via Rhonda Cynon taff council at £120 per annum. Various stone built out buildings with power and lighting.



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GROUND FLOOR
1567 sq.ft. (145.6 sq.m.) approx.



1ST FLOOR
1304 sq.ft. (121.2 sq.m.) approx.



TOTAL FLOOR AREA : 2872 sq.ft. (266.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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