



**139 GLAN-Y-FFORDD**  
TAFFS WELL  
CARDIFF CF15 7SQ

ASKING PRICE OF  
**£269,950**



**SEMI-DETACHED PROPERTY**



**3**



**1**



**2**



**1**

**\*\* THREE BEDROOM SEMI DETACHED FAMILY HOME \*\* DELIGHTFUL REAR GARDEN \*\*** A well presented three bedroom semi detached family home in the sought after village of Taffs Well. Entrance hallway, cloakroom, spacious lounge, kitchen and breakfast room with french doors to the rear garden. To the first floor are three bedrooms and modern family shower room. Gas central heating. Double glazing. Delightful paved patio and artificial lawned rear garden with fitted covered bar. Lawn and driveway to front. EPC rating: C

#### LOCATION

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#### ENTRANCE HALLWAY

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

#### CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Tiled flooring. Obscured glass window to front. Chrome heated towel rail.

#### LOUNGE

16' 1" x 12' 9" (4.91m x 3.90m)

An excellent sized primary reception overlooking the lawned front garden. Feature fireplace with slate hearth and wooden surround. Laminate flooring. Radiator.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 732 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### KITCHEN AND BREAKFAST ROOM

16' 1" x 10' 1" (4.91m x 3.09m)

With units and worktops to two sides. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Wall mounted 'Baxi Duo-tec' combi gas central heating boiler. Ample space for large family breakfast table. Window to rear. French doors opening to the delightful rear garden.

#### FIRST FLOOR

##### LANDING

Approached via an easy rising staircase leading to the central landing area. Access to roof space. Linen storage cupboard. Window to side.

##### BEDROOM ONE

12' 4" x 9' 4" (3.78m x 2.87m)

Overlooking the lawned front garden, a good sized primary bedroom. Built in wardrobe. Radiator.

##### BEDROOM TWO

9' 9" x 9' 8" (2.99m x 2.95m)

Overlooking the rear garden, a second double bedroom. Built in wardrobe. Radiator.

##### BEDROOM THREE

9' 6" x 6' 5" (2.90m x 1.97m)

Overlooking the entrance approach, a good sized third bedroom. Over stairs storage cupboard. Radiator.

#### FAMILY SHOWER ROOM

6' 4" x 5' 5" (1.95m x 1.67m)

Quality modern shower room with white suite comprising low level wc, vanity wash basin and with storage below, large walk in shower cubicle with twin chrome shower head above. Full wall tiling. Obscured window to rear. Chrome heated towel rail.



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## OUTSIDE

### REAR GARDEN

A delightful rear garden with paved patio leading onto an area of artificial lawn and raised flower beds. Fitted timber bar with outside power sockets, lighting and a covered pergola. Outside tap. Timber gate giving access to front.

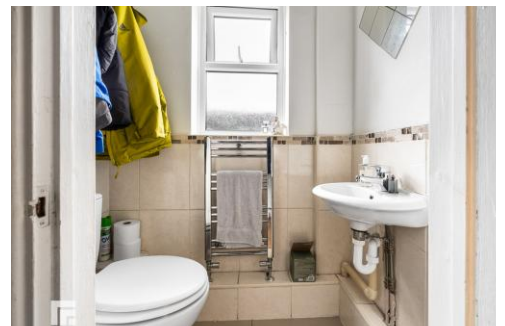
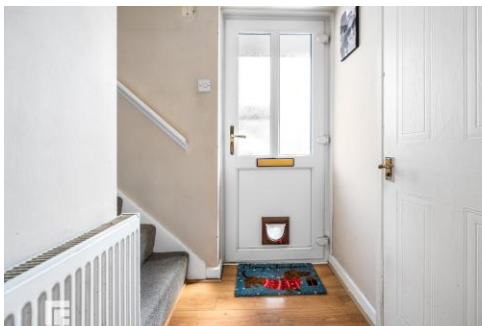
### FRONT GARDEN

Lawned front garden and two car driveway to side. Gate giving access to rear garden.



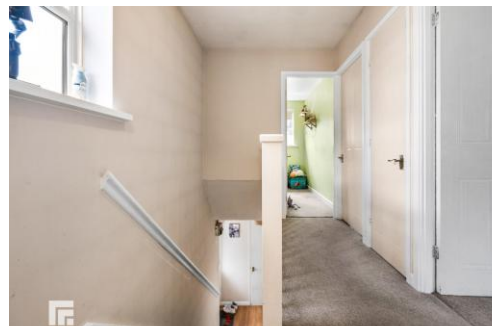


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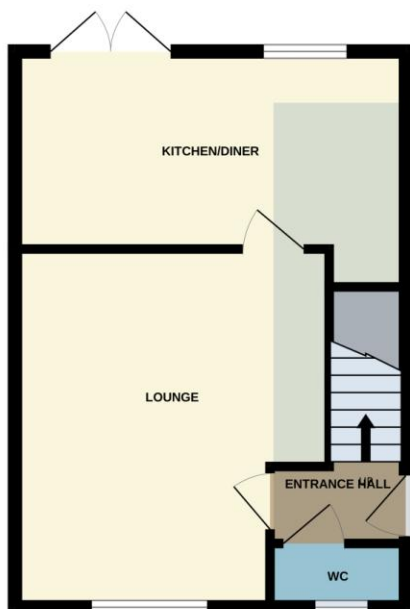


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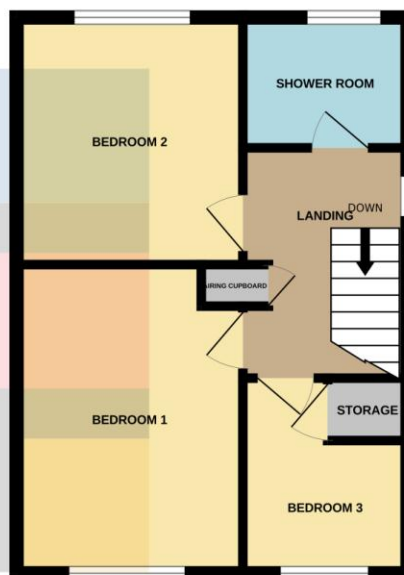


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GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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