



**£165,000** Guide Price

Glan-y-ffordd, Taffs Well

End of Terrace | 2 Bedrooms | 1 Bathroom



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# Step Inside

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## Key Features

- NO CHAIN
- 2 Double Bedrooms
- Secluded Rear Garden
- Ideal first time buy or buy to let
- Off road parking for two cars
- Easy access to Cardiff and M4
- Viewing Recommended
- End of Terraced

## Property Description

This well presented end of terrace property could be a great first time or buy to let property in the sought after location of Taffs Wells with convenient access to the A470/M4.

### Main Particulars

**\*\*NO CHAIN\*\*** This well presented end of terrace property could be a great first time or buy to let property in the sought after location of Taffs Wells with convenient access to the A470/M4.

The village offers a variety of amenities including local train station, restaurants, leisure facilities, parks and beautiful walks on the Taff Trail.

Inside the property comprises of a lounge, modern kitchen, two double bedrooms and fitted bathroom. To the front is an extensive drive with space for at least two cars whilst to the rear there is a low maintenance paved patio area with two storage sheds and well established trees.

### The Accommodation comprises

#### Entered via

UPVC with inset obscure panel glazing to front aspect.

**Hallway 2'5" x 3'3" [0.75 x 1.00m]** - Stairs to first floor. Radiator. Open to lounge, laminate wood flooring, power points, radiator.

#### Lounge 15'9 x 9'9" [4.80 x 2.99m] (max)

The light and airy main Living area is accessed via a Upvc front door, window to the front elevation, two radiators and stairs to the first floor. Laminate wood flooring. Storage cupboard. A glass door from the Living area then leads into kitchen/Dining room. TV point. This light and spacious room offers the ideal environment for the whole family to unwind and relax in.

#### Kitchen/Diner 12'3" x 8'2" [3.75 x 2.50m]

The Kitchen/Diner has fitted wall and base units in an open plan kitchen incorporating sink and draining board plus complementary work surfaces. Free standing cooker. Space for under counter fridge and freezer and plumbed for a washing machine. Combination central heating boiler. Laminate tiled effect flooring. The kitchen has ample space if so desired for a dining table and is the perfect environment to create all your meals. Window and external door to the rear into lean-to garden room.

### First Floor

#### Landing

Access to the loft and doors leading into all rooms to the first floor:

**Master Bedroom 11'11 x 8' [3.61 x 3.40m] (max)**

uPVC double glazed window to the front and beautiful mountain views. Laminate flooring. Radiator. This bedroom offers ample space, This peaceful room provide the ideal place to relax and recharge your batteries.

**Bedroom Two - 11'9' x 8'2" [3.60 x 2.50m](max)**

uPVC double glazed window to rear aspect. Carpet flooring. Radiator. This rear aspect double bedroom, currently being used as a guests bedroom and with space for all your storage needs.

**Family Bathroom - 6' 2" x 5' 9" (1.88m x 1.69m)**

Panelled bath with electric shower over. Low level WC. Pedestal wash hand basin. Ladder radiator. uPVC double glazed window to rear. Part tiled walls.

**Outside**

**Front** - At the front of the property is a private drive for at least two cars.

**Rear Garden** - An easily maintained private garden can be found to the rear, with a level paved patio sitting area with footpath following to the side of the house and leading to the side access of the garden.

**Location** - The property is situated within this popular village on the outskirts of Cardiff & is well served by local amenities such as shops, a local park, public houses & regular bus & train services. There is also easy access to the A470 & M4 Motorway.





## Glan-y-ffordd, Taffs Well Floorplan



**Disclaimer**  
Whilst every attempt has been made to insure the accuracy of the floor plan contained here, measurements of doors windows rooms and any other items are approximate and no responsibility can be taken for any error, omission or miss statement. The plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their working order or efficiency can be given

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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