



176 Glan-y-Ffordd, Taffs Well

£219,950 Freehold

**** TWO BEDROOM DETACHED BUNGALOW ** IN NEED OF UPGRADE BUT OFFERING EXCELLENT POTENTIAL ****

NO CHAIN ** A two bedroom detached bungalow in Taffs well in need of upgrade. Entrance hallway, lounge open plan with kitchen, two bedrooms and a family bathroom. Paved patio and lawned rear garden. Lawn to front and driveway to side. No chain. EPC Rating: tbc

Council Tax band: TBD

Tenure: Freehold

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. The property is also situated near to the Taff Trail for cycling and walking. There is easy access to the A470 and M4 for commuting.

ENTRANCE HALLWAY

Approached via a wooden entrance door with inset obscured glass windows. Storage cupboard. Radiator.

LOUNGE/DINER

Dimensions: 16' 7" x 10' 7" (5.08m x 3.25m). With patio doors to the rear garden. Open plan to kitchen.

KITCHEN

Dimensions: 10' 1" x 7' 4" (3.08m x 2.24m). Units and worktops to three sides. Inset stainless steel sink. Space for fridge. Cupboard housing the 'Worcester' combi gas central heating boiler. Window to rear.

BEDROOM ONE

Dimensions: 13' 5" x 9' 10" (4.10m x 3.02 maxm). Overlooking the lawned front garden, a good sized could bedroom. Radiator.

BEDROOM TWO

Dimensions: 10' 2" x 7' 8" (3.11m x 2.35m). Aspect to front. Radiator.

FAMILY BATHROOM

Dimensions: 6' 9" x 6' 1" (2.07m x 1.86m). Comprising low level wc, wash hand basin, panelled bath. Tiled splash back. Obscured glass window to rear. Radiator.

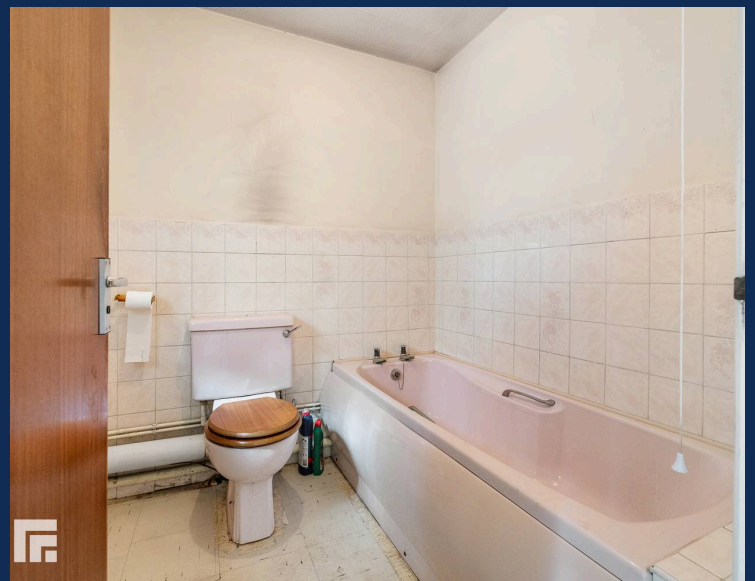
OUTSIDE

REAR GARDEN

Paved patio and lawned rear garden.

FRONT GARDEN

Lawned front garden and driveway to side.



The floor plan shows a rectangular layout. At the top is a large area labeled 'KITCHEN / LOUNGE / DINER'. To the left of this area is a 'BATHROOM'. Below the 'BATHROOM' is an 'ENTRANCE HALL'. To the right of the 'ENTRANCE HALL' is a 'STORAGE' area. At the bottom are two bedrooms: 'BEDROOM 2' on the left and 'BEDROOM 1' on the right. The plan includes various colored regions (yellow, blue, green, pink, purple) and black lines representing walls and doors. Arrows indicate the flow of movement between rooms.

While every attempt has been made to ensure the accuracy of the footprint 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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