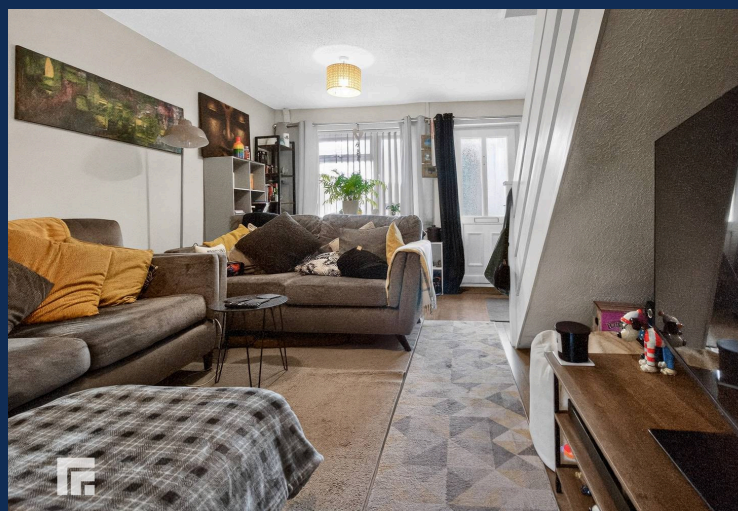




24 Glan-y-Ffordd, Taffs Well

£189,950 Freehold

TWO BEDROOM MID TERRACE DELIGHTFUL REAR GARDEN **NO CHAIN** A bright and well presented two bedroom mid terrace family home in the sought after area of Taffs Well. Entrance to the lounge, kitchen and breakfast room, rear porch. To the first floor are two bedrooms and a modern family shower room. Gas central heating. Double glazing. Attractive rear garden comprising paved patio and lawn with neat beds. Long two car driveway to front. No chain. EPC Rating:

Council Tax band: C

Tenure: Freehold

Entrance

Approached via a uPVC entrance door leading to the lounge.

Lounge

14' 9" x 11' 10" (4.50m x 3.61m)

Overlooking the entrance approach, a good sized primary reception. Staircase to first floor. Quality laminate flooring. Radiator.

Kitchen and breakfast room

11' 11" x 8' 2" (3.62m x 2.50m)

Well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Space for American style fridge freezer. Matching range of eye level wall cupboard. Tiled flooring. Radiator. Door to rear porch. Window to rear.

Rear porch

Door to rear garden. Shelving.

First floor landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space.

Bedroom one

11' 10" x 8' 2" (3.61m x 2.49m)

Overlooking the entrance approach, a good sized double bedroom. Radiator. Airing cupboard housing the combi gas central heating boiler.

Bedroom two

11' 11" x 8' 0" (3.62m x 2.45m)

Overlooking the attractive rear garden, a good sized second bedroom. Radiator.

Family shower room

6' 5" x 5' 7" (1.96m x 1.69m)

Modern white suite comprising low level wc, wash hand basin, large shower cubicle with chrome shower above. Wall tiling to splash back areas. Extractor fan. Chrome heated towel rail.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website



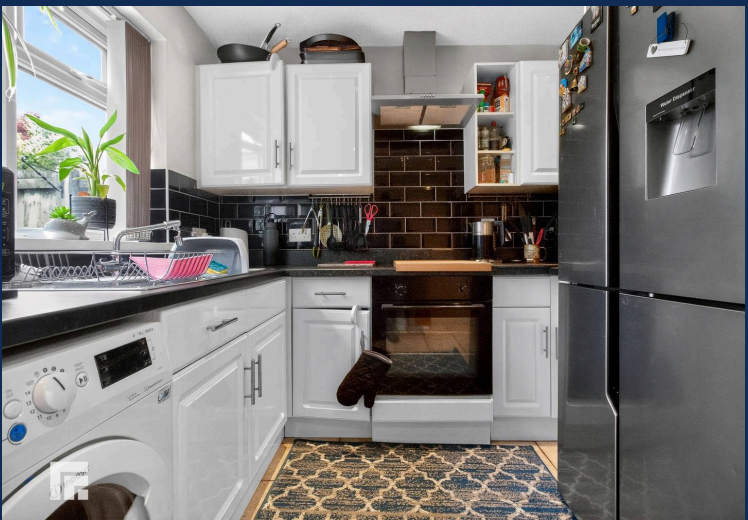
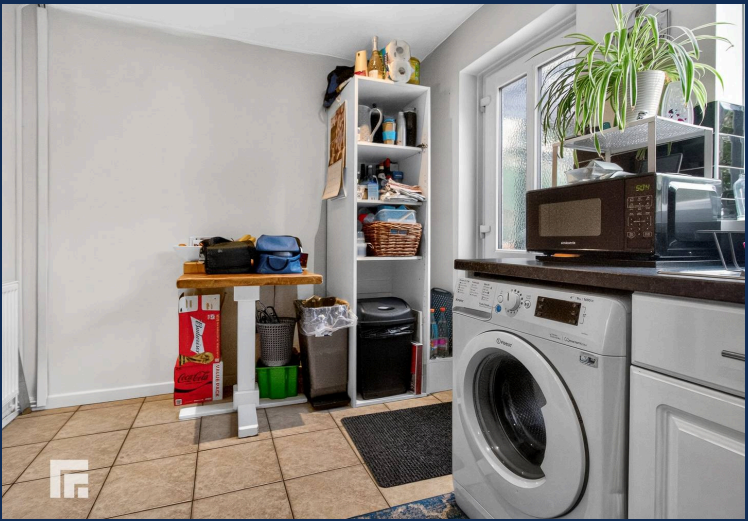


REAR GARDEN

A delightful rear garden with paved patio leading onto a shaped area of lawn with neat borders of plants and shrubs. Enclosed by timber fencing. Outside tap.

FRONT GARDEN

Long driveway to front with parking for two cars.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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