

## 14 Cardiff Road, Taffs Well

£255,000 Freehold

**\*\* CHARMING MID TERRACE COTTAGE \*\* TWO DOUBLE BEDROOMS \*\* MOUNTAIN VIEWS \*\* NO CHAIN \*\*** A beautifully presented, two bedroom cottage in the sought after area of Taffs Well. To the ground floor is a spacious open plan living/dining room with original feature fireplace and beams; modern kitchen, storage/utility area and modern bathroom. To the first floor is a large bedroom with original feature fireplace and a second good sized double bedroom. Rear garden with exquisite views of the Garth Mountain. Small garden to front. On road parking.

EPC Rating: TBC

Council Tax band: TBD

Tenure: Freehold

## LOCATION

The property is situated in the popular village on the outskirts of Cardiff and is well served by local amenities such as shops, a local park, public houses and a regular bus and train service. There is easy access to the A470 and M4 for commuting purposes.

## ENTRANCE

### LOUNGE/DINING ROOM

Dimensions: 21' 7" x 13' 3" (6.58m x 4.04m). Entered via a uPVC door, a spacious open plan living/dining room. Original feature fireplace and original wooden beams. Quality wood effect laminate flooring. Large under stairs storage cupboard. Three radiators. uPVC window to front. Additional uPVC window to rear. Archway through to kitchen.

### KITCHEN

Dimensions: 12' 7" x 7' 3" (3.84m x 2.21m). Appointed along two sides, modern low level cupboards beneath laminate worktops; stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated single oven, space for fridge freezer and washing machine. Cupboard housing 'Valliant' combi boiler. Tiled flooring. uPVC window to side. Door to utility/storage area. Socket for condenser dryer.

### UTILITY AREA

Continuation of tiled flooring. uPVC door into rear garden. Door to bathroom.

### BATHROOM

Dimensions: 7' 2" x 5' 9" (2.20m x 1.76m). Modern white suite; low level WC, wash hand basin with chrome mixer tap and vanity. Bath with chrome mixer and chrome shower. Tiled walls and flooring. Radiator. Two uPVC obscured glass windows to rear.

## FIRST FLOOR

### LANDING

uPVC window to rear. Doors to both bedrooms.

### BEDROOM ONE

Dimensions: 13' 11" x 11' 11" (4.26m x 3.64m). A good sized master bedroom with original feature fireplace. Quality wood effect laminate flooring. Radiator. uPVC window to front. Access to roof space.

### BEDROOM TWO

Dimensions: 11' 1" x 10' 11" (3.39m x 3.34m). A spacious second double bedroom. Quality wood effect laminate flooring. Radiator. uPVC window to rear.

## OUTSIDE

### REAR GARDEN

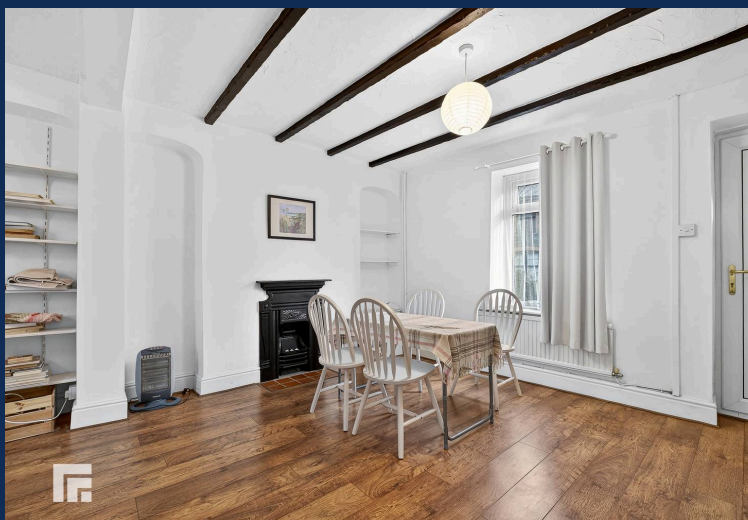
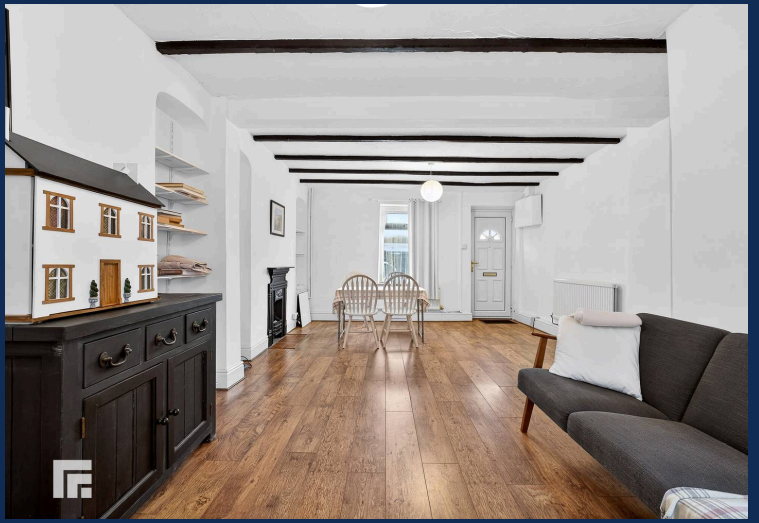
Stone patio area leading to large area laid to lawn with stone wall to one side. Timber fence to side and rear with gate for access. Exquisite views of the Garth mountain.

### FRONT

Bordered by a stone wall with area of lawn. On street parking.









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