



6 Riverside Street, Taffs Well

£300,000 Freehold

CHARMING COTTAGE TWO BEDROOMS CUL DE SAC SOUTH FACING GARDEN NO CHAIN A charming two bedroom cottage in a quiet cul-de-sac. The property comprises of a cosy lounge with gas fireplace leading to a second reception room and kitchen/dining room, downstairs bathroom and conservatory. To the first floor; a good sized master bedroom with built in storage and second double bedroom. South facing rear garden with concrete garage and wooden storage shed. EPC Rating: B

Council Tax band: D

Tenure: Freehold

ENTRANCE PORCH

Approached via a upvc obscured glass door to central entrance porch.

LOUNGE

14' 2" x 14' 2" (4.32m x 4.33m)

A good sized living room overlooking the front entrance approach. Feature gas fire. Staircase leading to first floor. Door to storage cupboard. Radiator.

STUDY

10' 10" x 7' 4" (3.30m x 2.24m)

Currently used as a bedroom, another reception room with window to front. Radiator.

KITCHEN

10' 6" x 9' 10" (3.21m x 3.00m)

Appointed along three sides a range of base and eye level units below laminate worktops. Two bowl sink with chrome mixer tap. Integrated gas stove with oven below, cooker hood above. Tiles to three walls. Space for low level fridge and washing machine. Laminate flooring. Window to rear.

FAMILY BATHROOM

14' 0" x 5' 9" (4.26m x 1.75m)

Bathroom comprising of low level wc, pedestal wash hand basin, panelled bath with electric shower and folding screen. Tiled to splash-back areas. Integrated cupboard housing combi boiler. Laminate flooring. Obscured glass window to rear. Loft access. Radiator.

CONSERVATORY

9' 6" x 8' 8" (2.89m x 2.65m)

A good sized conservatory with French doors to rear garden. Laminate flooring

LANDING

Approached via turning staircase to central landing area. Doors to all rooms. Window overlooking rear garden.

BEDROOM ONE

11' 9" x 10' 9" (3.59m x 3.28m)

A good sized bedroom overlooking the front entrance approach. Built in wardrobes to one side. Radiator.

BEDROOM TWO

14' 2" x 7' 3" (4.31m x 2.21m)

Another good sized bedroom, window overlooking the front entrance approach. Loft access. Radiator.

REAR GARDEN

A well maintained rear garden. Bordered by a timber fence and built in shrubbery to one side, with stone patio area and lawn. Paved pathway leading to another patio area with wooden shed and concrete garage with electricity and lighting. Side gate to back access. Outside tap.

CONCRETE GARAGE

16' 8" x 8' 1" (5.10m x 2.48m)

A good sized garage with electricity and lighting.



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