

13 Maes Ifor, Taffs Well

£235,000 Freehold

MODERN TWO BED MID TERRACE DELIGHTFUL REAR GARDEN ** A bright and well presented two bedroom mid terrace home in the sought after village of Taffs Well. Entrance hallway, cloakroom, kitchen and breakfast room, lounge with french doors to the rear garden. To the first floor are two good sized bedrooms and a family bathroom. Gas central heating (boiler approx 2 years old). Double glazed windows. Decked and artificial lawned rear garden. Parking space to front. EPC rating: tbc

Council Tax band: C

Tenure: Freehold

Entrance Hallway

Approached via a composite entrance door leading to the spacious hallway. Staircase to first floor. LVT flooring.

CLOAKROOM

White suite comprising low level wc and wash hand basin. Tiled splash back. Tiled flooring. Radiator.

KITCHEN AND BREAKFAST ROOM

14' 5" x 7' 5" (4.39m x 2.27m)

Appointed along two sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with concealed cooker hood above and oven below. Plumbing for washing machine. Plumbing for dishwasher. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Concealed combi gas central heating boiler. Ample space for family breakfast table. Radiator.

LOUNGE

14' 3" x 9' 4" (4.35m x 2.84m)

With french doors to the rear garden. Window to rear. LVT flooring. Radiator.

FIRST FLOOR LANDING

Approached via an easy rising staircase leading to the central landing area. Radiator. Access to roof space. Airing cupboard with radiator.

BEDROOM ONE

14' 2" x 12' 11" (4.32m x 3.94m)

A sizeable primary bedroom with two windows to front. Over stairs storage cupboard. LVT flooring. Radiator.

BEDROOM TWO

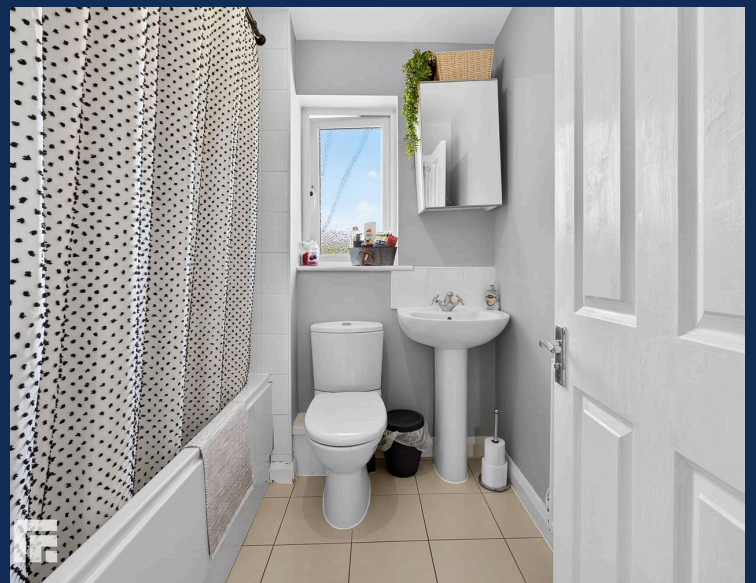
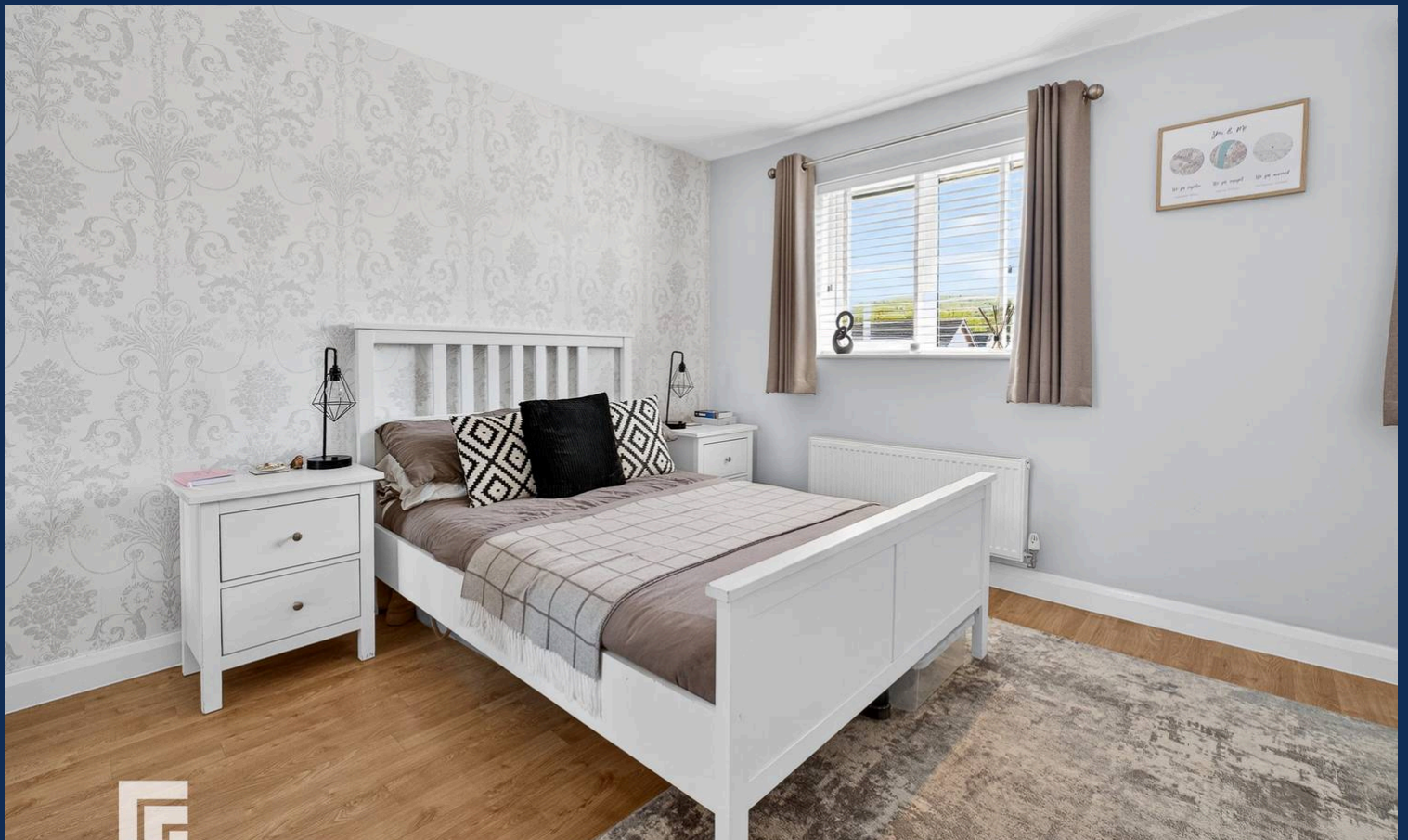
10' 6" x 7' 9" (3.19m x 2.36m)

Overlooking the delightful rear garden, a good sized second bedroom. LVT flooring. Radiator.

FAMILY BATHROOM

6' 2" x 6' 2" (1.89m x 1.87m)

White suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap. Tiled flooring. Tiled splash back. Obscured glass window to rear. Radiator.





REAR GARDEN

Decked relaxation area leading onto an area of artificial lawn. Rear raised beds of loose stone chippings. Enclosed by timber fencing. Outside lighting. Outside tap.

FRONT GARDEN

Area of loose stones to side of parking space with inset shrubs and maturing blossom tree to front of boundary. Paved pathway leading to front door.

DRIVEWAY

1 Parking Space

One space to front (located directly in front of front door).

