



5 Riverside Street, Taffs Well

£275,000 Freehold

**** MID TERRACED COTTAGE ** TWO DOUBLE BEDROOMS ** EXTENDED KITCHEN ** MODERN BATHROOM **** A beautifully presented two bedroom charming, mid terraced cottage in the popular area of Taffs Well. Entrance porch, open plan family lounge/dining room and extended kitchen. To the first floor; a spacious primary bedroom, impressive family bathroom with separate shower and a second spacious double bedroom. Enclosed rear garden.

EPC Rating: TBC
Council Tax band: D

Tenure: Freehold

Entrance Porch

Entered via a wooden door with glass panels. Tiled flooring. Double wooden doors opening into lounge.

Lounge/Dining Room

20' 1" x 13' 8" (6.12m x 4.16m)

A good sized family lounge/dining room. Wood burning stove with slate hearth, wooden lintel mantel and original stone wall. Cupboard housing has meter. Two double traditional style radiators. Built in under stairs storage cupboard. Oak flooring. Spotlights. Wooden spindles staircase leading to first floor. UPVC window to front. Door to kitchen.

Kitchen

13' 4" x 7' 7" (4.06m x 2.30m)

Appointed along three sides, country style low and high level cupboards beneath wood effect laminate worktops. Ceramic 1.5 bowl sink with chrome mixer tap and side drainer. Integrated four ring gas hob with extractor hood, Integrated 'SMEG' oven, plumbing for washing machine, space for dishwasher and space for tumble dryer. Space for fridge freezer. Central island with wooden top to remain. Tiled splashbacks and flooring. Obscured glass wall panel. Spotlights. Radiator. UPVC door to rear.

First Floor Landing

Access to roof space. Doors to all rooms.

Bedroom One

12' 11" x 11' 2" (3.93m x 3.40m)

A spacious primary bedroom. Built in sliding door mirrored wardrobes to one side. Quality wood effect laminate flooring. Radiator. UPVC window to rear.

Bedroom Two

13' 8" x 12' 4" (4.16m x 3.76m)

A second double bedroom. Built in cupboard and low storage. Quality laminate flooring. Radiator. UPVC window to front.

Family Bathroom

7' 10" x 7' 9" (2.40m x 2.36m)

An impressive family bathroom. White suite; low level WC, counter-top ceramic bowl wash hand basin with black mixer tap and wooden vanity unit, free standing bath with free standing black mixer tap with hand held shower. Separate glass shower cubicle with dual headed black shower. Half wall tiling and tiled splashbacks. Extractor fan. Velux window.





REAR GARDEN

Bordered by a timber fence, a well manicured, enclosed rear garden. Paved patio area surrounded by slate planters. Steps with wooden garden arch leading to a further patio area. Mature trees and shrubs. 'Keter' shed. Outside tap. Outside light.



