



24 Glan-y-Ffordd, Taffs Well

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

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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.



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