

## 41 Maes Ifor, Taffs Well

£235,000 Freehold

A delightful two bedroom semi detached family home in the sought after area of Taffs Well being a short distance from transport links and amenities. Entrance hallway, cloakroom, lounge with french doors to the rear garden, kitchen and breakfast room. To the first floor are two bedrooms and a family bathroom. Gas central heating. Double glazing. Low maintenance paved rear garden. Two side by side parking spaces to the front. NO CHAIN. EPC Rating:

TBC

Council Tax band: C

Tenure: Freehold

### **ENTRANCE HALLWAY**

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

### **CLOAKROOM**

White suite comprising low level wc and wash hand basin. LVT flooring. Obscured glass window to side. Radiator.

### **LOUNGE**

14' 1" x 9' 5" (4.29m x 2.88m)

With french doors to the rear garden. Additional window to rear. LVT flooring. Radiator.

### **KITCHEN/DINING ROOM**

14' 6" x 7' 5" (4.41m x 2.27m)

Well appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above and oven below. Space for fridge freezer. Plumbing for washing machine. Matching range of eye level wall cupboards. Concealed 'Glow-worm' combi gas central heating boiler. Space for breakfast table. Tiled flooring. Window to front. Radiator.

### **FIRST FLOOR LANDING**

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

### **BEDROOM ONE**

14' 1" x 11' 1" (4.28m x 3.38m)

A good sized primary bedroom with two windows to front. Fitted wardrobe to one side with sliding fronts. Over stairs storage cupboard with shelving. Radiator.

### **BEDROOM TWO**

10' 6" x 7' 5" (3.20m x 2.26m)

Overlooking the rear garden. Radiator.

### **FAMILY BATHROOM**

6' 4" x 6' 2" (1.93m x 1.89m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above and swivel shower screen. Wall tiling to splash back areas. Tiled flooring. Obscured glass window to rear. Radiator.





#### **REAR GARDEN**

Enclosed rear garden with large paved patio. Timber storage shed. Access to side.

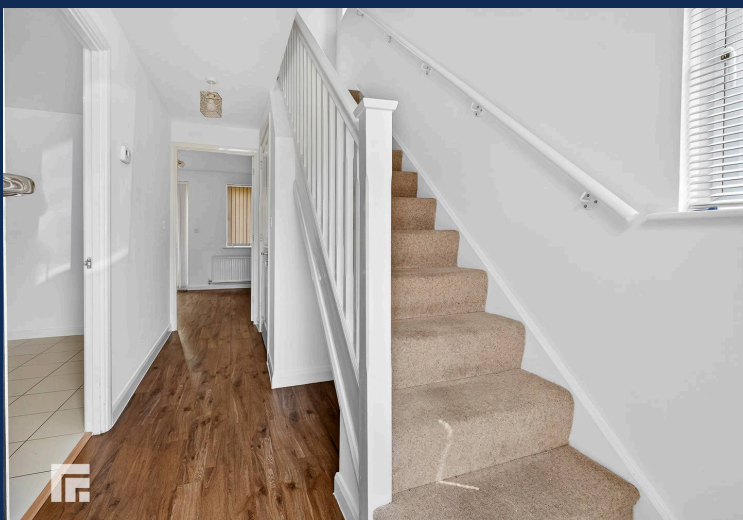
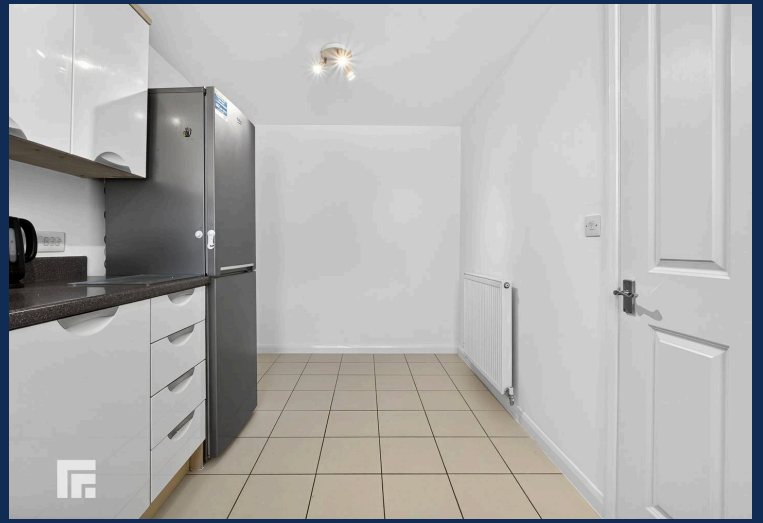
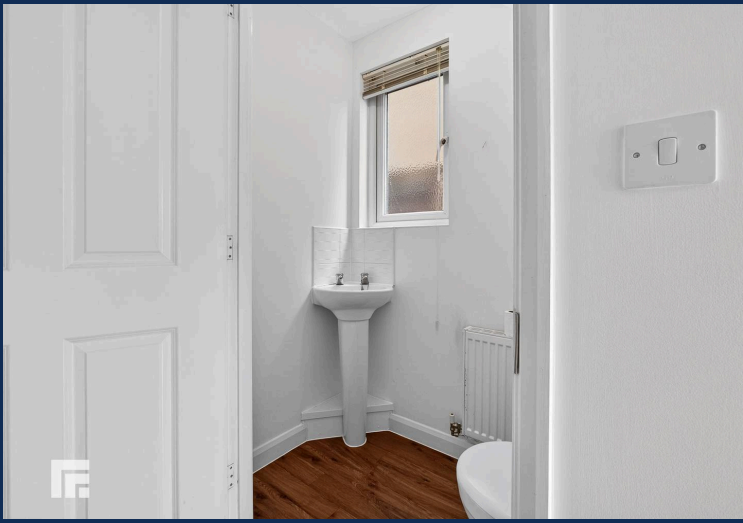
#### **FRONT GARDEN**

Paved pathway to front door. Access to side.

#### **ALLOCATED PARKING**

2 Parking Spaces

Two parking spaces side by side to the front.



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