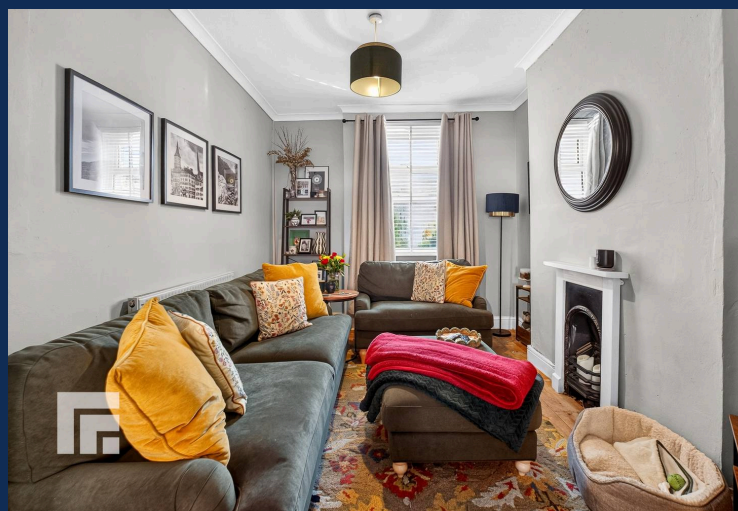




20 Church Street, Taffs Well

£285,000 Freehold

A traditional three bedroom mid terrace family home retaining many original features and located in the sought after village of Taffs Well being a short distance from transport links and amenities. Entrance hallway, dining room opening to the lounge, kitchen, utility room and ground floor bathroom. To the first floor are three good sized bedrooms and a family shower room. Gas central heating (boiler approx 1 year old). Double glazed windows.

Southerly facing rear garden. EPC Rating: tbc

Council Tax band: D

Tenure: Freehold

Entrance Porch

With original tiled flooring and wall tiling to half height.

Entrance Hallway

Approached via a wood panelled entrance door leading to the long hallway. Wood flooring boarding. Staircase to first floor. Understairs storage.

Dining Room

11' 10" x 10' 2" (3.60m x 3.09m)

With two windows to front, ample space for large family dining table. Wood floor boarding. Radiator. Opening to lounge.

Lounge

12' 11" x 9' 10" (3.93m x 3.00m)

Overlooking the rear, a good sized lounge open plan with dining room. Feature fireplace. Wood floor boarding. Radiator.

Kitchen

10' 11" x 9' 0" (3.34m x 2.74m)

Appointed along two side in panelled fronts beneath woodgrain effect laminate worktops above. Inset 1.5 bowl ceramic sink with side drainer. Matching range of eye level wall cupboards. Space for Range style cooker. Cupboard housing the 'Worcester' combi gas central heating boiler (approx 1 year old). Wall tiling to splash back areas. Tiled flooring. Window to side. Radiator. Opening leading to the utility room.

Utility Room

8' 7" x 6' 11" (2.62m x 2.10m)

A continuation of the kitchen with matching tiled flooring. Plumbing for washing machine. Space for fridge freezer. Door to side. Door to ground floor bathroom.

Family Bathroom

8' 6" x 5' 1" (2.59m x 1.56m)

White suite comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above. Acrylic panel and tiled splash back. Tiled flooring. Two obscured glass windows. Chrome heated towel rail.

First Floor Landing

Approached via an easy rising staircase leading to the central landing area. Access to roof space via drop down ladder.

Bedroom One

15' 6" x 10' 2" (4.73m x 3.09m)

With two windows to front, an excellent sized primary bedroom. Wood flooring boarding. Radiator.

Bedroom Two

12' 1" x 9' 10" (3.68m x 2.99m)

With window to rear, a second double bedroom. Radiator.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.61m)

Aspect to rear, a good sized third bedroom. Radiator.

Family Shower Room

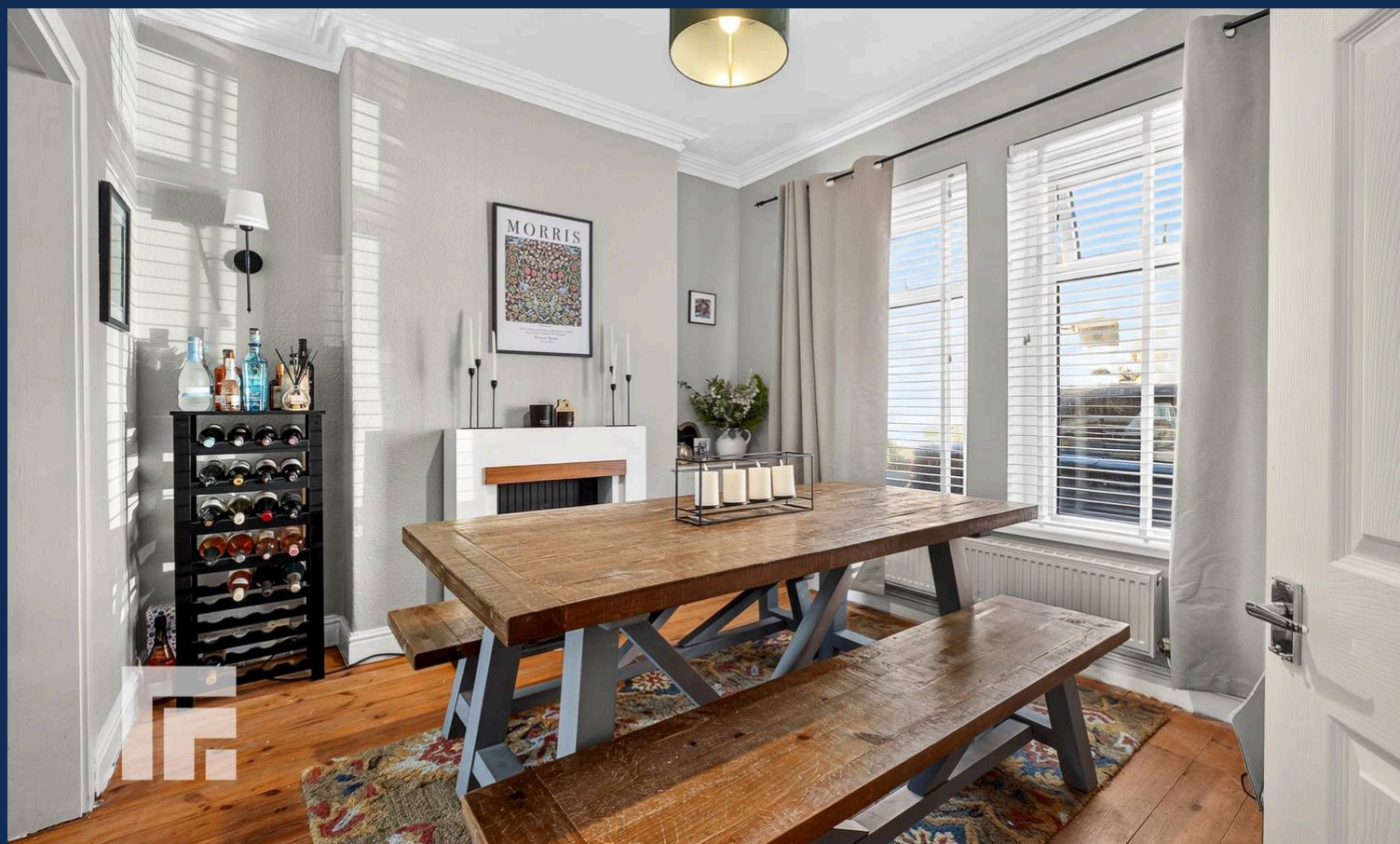
5' 8" x 3' 3" (1.72m x 0.98m)

White suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above. Wall tiling to splash back areas. Extractor fan.

Additional information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

Rear Garden A delightful, enclosed, low maintenance paved patio rear garden enjoying a southerly aspect. Rear lane access. Outside tap. Outside lighting.



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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