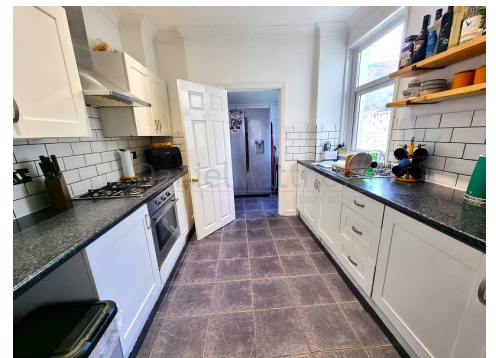




Moy Road, Taffs Well, Cardiff. CF15 7PW

£250,000



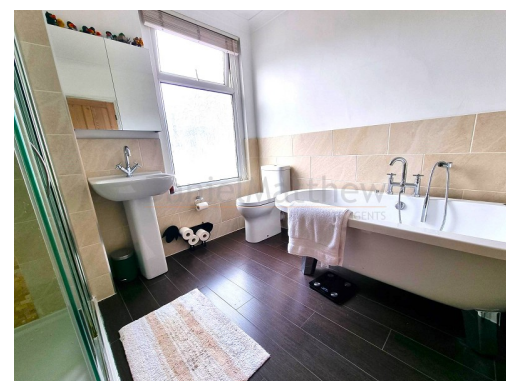
Daniel Matthew Estate Agents
14 High Street, Barry. CF62 7EA
01446 502 806

DanielMatthew
ESTATE AGENTS



Moy Road, Taffs Well, Cardiff. CF15 7PW £250,000

A BEAUTIFULLY PRESENTED FAMILY HOME. Daniel Matthew are pleased to bring to market this flush fronted terraced house. Comprising of hallway, dining room, lounge, kitchen, utility room and a WC to the ground floor. Landing, Two double bedrooms and a family bathroom to first floor. Benefiting from double glazing, gas central heating and an enclosed rear garden with fabulous extensive views towards Garth mountain. Property is a short distance to Castle Coch and the Taff trail. Property is near great transport links including train station access to Cardiff City Centre. Viewing's are highly recommended to fully appreciate, please contact a



Entrance

Enter through glazed PVC door into Hallway. Stripped and varnished floorboards. Radiator. Staircase rising to first floor. With fitted carpet. Doors into :-

Dining Area (11' 04" x 11' 03" Max) or (3.45m x 3.43m Max)

Stripped and varnished floorboards, Modern tall radiator. Built in storage cupboard. Window to rear. Under stairs storage cupboard. Arch into the kitchen open planned into :-

Lounge (10' 08" Max x 10' 07" Max) or (3.25m Max x 3.23m Max)

Continuation of flooring. Feature fireplace with dual fuel burner in situ and feature ornamental wood effect beam. Window to front with Venetian blind.

Kitchen (9' 02" Max x 9' 04" Max) or (2.79m Max x 2.84m Max)

Ceramic tiled flooring. A range of base and eye level with complementing work surfaces. Inset one and a half bowl sink with mixer tap over. Built in oven with four ring gas burner hob with stainless steel cooker hood. Window to side. Metro style tiling to splash backs. Flat plastered ceiling with recessed lighting. Door into :-

Utility Room (5' 05" Max x 5' 11" Max) or (1.65m Max x 1.80m Max)

Ceramic tiled flooring. Spaces and plumbing for washing machine and fridge/freezer. Wall mounted combination boiler. Half glazed door giving access to rear garden. Folding door into :-

Cloakroom/w.c (4' 11" x 2' 06") or (1.50m x 0.76m)

Continuation of flooring. Close coupled WC. Wash hand basin inset into a vanity unit. Half tiled walls with Metro style tiling. Obscure window to rear.

Landing

Fitted carpet, Papered ceiling with loft access.

Bedroom One (14' 03" Max x 10' 09" Max) or (4.34m Max x 3.28m Max)

Fitted carpet. Radiator. Two windows to front. feature cast iron fireplace.

Bedroom Two (11' 04" x 8' 06") or (3.45m x 2.59m)

Fitted carpet, window to rear. neutral decor. Coved and flat plastered ceiling.

Bathroom (9' 02" Max x 8' 11" Max) or (2.79m Max x 2.72m Max)

Wood effect laminate flooring. A four piece suite in white comprising of close coupled WC. pedestal wash hand basin. a freestanding roll top bath with shower head mixer tap and a double shower cubicle with rain shower running from the mains. Obscure window to rear, Tall modern radiator. Partially tiled walls.

Outside

The front is a small forecourt with boundary walls and metal gate. The rear is enclosed mainly laid to lawn. Paved patio area. mature shrubs and planting. Gate giving access to rear. Garden shed to remain. Fabulous extensive views towards Garth mountain.


Services

This property has the following services: Mains electricity, mains water, mains gas, mains drainage

Tenure

The resale tenure for this property is Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.