

Rhiw'r Ddar

TAFFS WELL, CARDIFF, CF15 7PD

GUIDE PRICE £399,950

**Hern &
Crabtree**



Rhiw'r Ddar

Occupying a generous corner plot within a quiet cul de sac in the ever popular village of Taffs Well, this well cared for semi detached family home offers spacious accommodation, a garage, generous gardens and excellent potential to update and personalise. Offered to the market with no onward chain, it presents an exciting opportunity for buyers looking to create a long term family home in a highly sought after location.

The property has been lovingly maintained over many years and enjoys a bright, welcoming feel throughout. The ground floor offers an excellent balance of living space, with a spacious lounge opening into the dining room, creating an ideal layout for both everyday family life and entertaining. Sliding patio doors lead into a conservatory overlooking the rear garden, while the kitchen breakfast room provides ample storage and workspace with access to the integral garage and garden beyond. Upstairs are four well proportioned bedrooms, including two generous doubles and two comfortable smaller doubles or generous singles, all complemented by a family bathroom.

Outside, the property enjoys driveway parking, an integral garage and attractive wrap around gardens that take full advantage of the corner plot. The rear garden combines patio seating areas with established lawns, mature planting and excellent space for children or keen gardeners. Subject to the necessary planning permissions, the plot also offers scope for a substantial side extension.

Taffs Well continues to be one of Cardiff's most desirable villages, combining a peaceful setting with excellent connectivity. The property is just a short walk from local shops, cafés, schools, pubs and everyday amenities, while the picturesque Taff Trail provides wonderful walking and cycling routes almost on the doorstep. Taffs Well railway station offers direct services into Cardiff city centre, with the A470 and M4 Junction 32 nearby, making commuting throughout South Wales simple and convenient.



Approx 1536.00 sq ft

Entrance Porch

Obscure double glazed PVC entrance door with matching obscure double glazed windows to the front and side allowing excellent natural light. Laminate flooring, radiator and a large built in storage cupboard providing practical space for coats and shoes. Wooden glazed door with glazed side panel leading into the entrance hall.

Entrance Hall

Glazed side window providing natural light. Stairs rising to the first floor with wooden handrail and balustrade, laminate flooring, radiator and doors leading to the principal ground floor accommodation.

Cloakroom

Obscure glazed internal window providing borrowed natural light, low level WC, wash hand basin with vanity unit, laminate flooring and radiator.

Lounge

Double glazed window to the front elevation overlooking the cul de sac. Attractive stone fireplace with gas fire, radiator and a wide archway opening seamlessly into the dining room, creating an excellent entertaining space.

Dining Room

Sliding double glazed patio doors opening directly into the conservatory. Radiator, archway to the lounge and connecting door to the kitchen breakfast room.

Conservatory

Double glazed windows overlooking the rear garden together with a double glazed door providing direct garden access. Brick built construction with tiled flooring, polycarbonate roof and radiator creating an additional reception space that can be enjoyed throughout much of the year.

Kitchen Breakfast Room

Double glazed window overlooking the rear garden. Fitted with a range of wall and base units beneath laminate work surfaces incorporating a stainless steel sink with mixer tap. Space for a gas cooker with stainless steel splashback and extractor hood above. Integrated dishwasher, washing machine, under counter fridge and freezer, tiled splashbacks, tiled flooring and radiator. Door to the inner lobby.

Inner Lobby

Obscure double glazed door providing access to the rear garden together with an internal door leading into the integral garage.

Integral Garage

Up and over garage door, power and lighting.

First Floor Landing

Loft access hatch, airing cupboard housing the concealed gas combination boiler and doors leading to all bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front elevation. Stripped timber flooring, fitted mirrored wardrobes, additional built in wardrobe, radiator and picture rail. A generous double bedroom.

Bedroom Two

Double glazed window overlooking the rear garden. Built in double wardrobe and radiator. A comfortable double bedroom.

Bedroom Three

Double glazed window to the front elevation. Built in wardrobe and radiator. A generous single bedroom that could also accommodate a small double bed.

Bedroom Four

Double glazed window overlooking the rear garden. Stripped timber flooring, built in double wardrobe and radiator. A generous single bedroom or small double.

Family Bathroom

Obscure double glazed window to the side elevation. Panelled bath with electric shower over and glazed screen, WC, wash hand basin with vanity storage, mirrored vanity cabinet, heated towel radiator, tiled walls and tiled flooring.

Front Garden & Parking

A driveway provides off road parking for at least two vehicles and leads to the integral garage. The front garden is mainly laid to lawn with mature shrubs, outside lighting and gated side access leading to the rear.

Rear Garden

Occupying an excellent corner plot, the rear garden enjoys a paved patio leading onto a sloping lawn which rises to a further level lawn bordered by mature trees and established planting. The gardens wrap around the side of the property, creating an excellent amount of outdoor space together with a timber storage shed. The plot offers excellent potential for a substantial side extension, subject to the necessary planning permissions.

Disclaimer

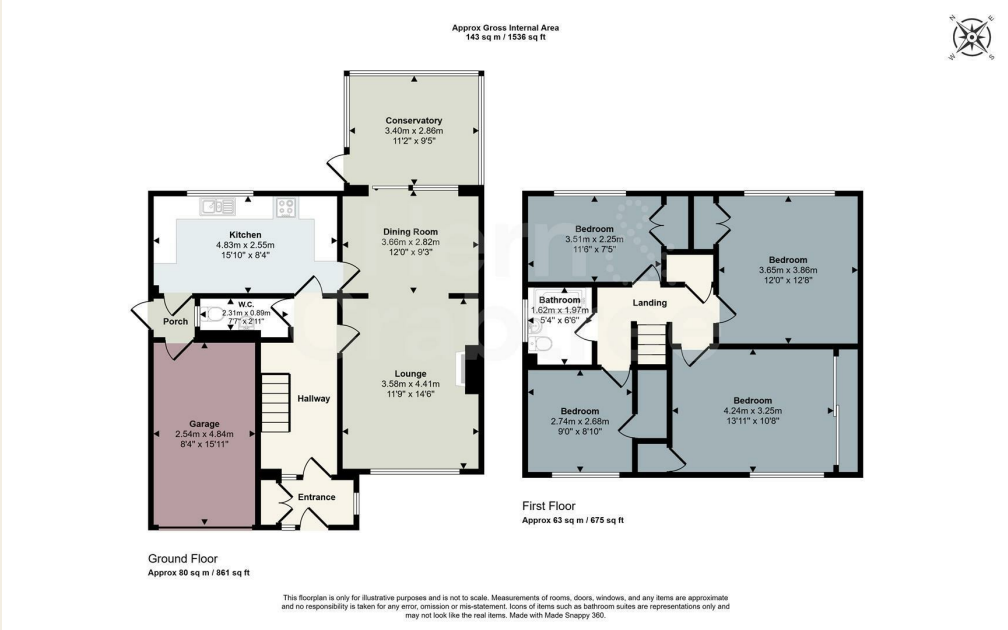
Council Tax Band: F

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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

