

# Anchor Street

TAFFS WELL, CARDIFF, CF15 7RH

GUIDE PRICE £275,000

**Hern &  
Crabtree**





# Anchor Street

Set in a quiet cul-de-sac in the heart of Taffs Well, this stone-fronted mid-terrace house combines period charm with well-considered updates, creating a home of character and comfort. The property unfolds across two levels, offering generous living space with three bedrooms, two reception rooms, and a bright open-plan kitchen that opens onto a private garden.

Inside, period features such as the cast iron fireplace and decorative hallway flooring sit alongside practical additions including a cloakroom, fitted storage, and a versatile second reception room that works perfectly as a study or home office. The first floor offers two double bedrooms and a third single, served by a stylish family bathroom. The kitchen, with skylight windows and garden access, forms the social heart of the house.

The garden offers an appealing mix of lawn, patio, and mature planting, bordered by stone walling and with the convenience of rear lane access.

Taffs Well is a vibrant village just outside Cardiff, renowned for its community atmosphere and excellent commuter links. The railway station is within walking distance, with frequent services to Cardiff Central in under 20 minutes, while the A470 and M4 are moments away for onward travel. Local amenities include independent shops, cafés, pubs, and a leisure centre, with the nearby Taff Trail offering scenic walks and cycle routes. For families, local primary schools are well-regarded, with secondary provision accessible in nearby Whitchurch and Pontypridd. The village sits at the gateway to the Brecon Beacons, providing access to countryside walks while maintaining the convenience of Cardiff city life close at hand.



**919.00 sq ft**

#### Storm Porch & Hallway

A storm porch with a tiled side and tiled floor leads to the entrance. The hallway is accessed via a glazed wooden door with a window above, allowing natural light to filter through. Inside, decorative tiled flooring, a dado rail, radiator, and staircase rising to the first floor create an inviting entrance.

#### Living Room

A well-proportioned living room with a double-glazed window to the front and wood laminate flooring. The focal point is a cast iron fireplace with tiled sides, a slate mantel, and gas fire inset. Built-in alcove storage and a radiator complete the room.

#### Inner Hall

The inner hall continues with wood laminate flooring and features an understairs storage cupboard, part-exposed stairway, and access to the cloakroom and sitting room.

#### Cloakroom

Fitted with WC, wash hand basin, tiled flooring and part tiled walls.

#### Sitting Room / Home Office

A versatile second reception space with a double-glazed rear window, fitted shelves, worktop, storage cupboard, radiator, and laminate flooring. Ideal as a study or family room.

#### Kitchen / Breakfast Room

A generous open-plan kitchen with a double-glazed rear door to the garden, twin skylights, and additional window to the rear. Fitted with a

range of wall and base units with complementary worktops, stainless steel one-and-a-half bowl sink with drainer, four-ring gas hob, integrated Bosch oven with cooker hood, and tiled splashbacks. Space and plumbing for washing machine, fridge-freezer recess, alcove storage, vertical radiator, additional radiator, vinyl flooring, and a Worcester combination boiler.

#### First Floor Landing

Stairs rise from the hallway, with dado rail continued. Landing includes an obscure-glass rear window, fitted linen cupboard, and access to three bedrooms and the bathroom.

#### Bedroom One

Double bedroom with front aspect window, radiator, and coved ceiling.

#### Bedroom Two

Another double bedroom with picture rail, radiator, and loft access hatch.

#### Bedroom Three

Single bedroom with fitted wardrobe, rear aspect window, and radiator.

#### Bathroom

Well-appointed bathroom with obscure-glass window to the rear. Suite comprises bath with plumbed rainfall shower over, glass screen, WC, wash hand basin with mirrored vanity cupboard, heated towel rail, extractor fan, tiled walls and flooring.

#### Rear Garden

An enclosed rear garden with paved patio,

lawn, mature shrubs and flower borders, and a stone wall boundary. Rear lane access via gate, timber shed, outside light, and cold water tap.

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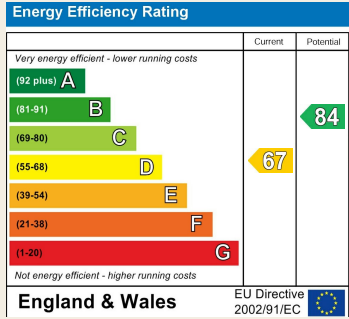




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