

Rhiw'r Ddar

TAFFS WELL, CF15 7ND

£315,000

Hern &
Crabtree



Rhiw'r Ddar

Set within the established village of Taffs Well, this well presented four bedroom semi detached home offers generous, adaptable accommodation, a lovely rear garden and the convenience of private driveway parking. With Cardiff within easy reach and the surrounding countryside close at hand, Rhiw'r Ddar is an appealing setting for family life.

The ground floor has a welcoming sense of space, with a kitchen and dining area extending along the length of the house, providing a natural place to gather for everyday meals. Double doors connect the dining area to a spacious lounge, where French doors open onto the rear garden, creating an easy relationship between the house and outside. A separate utility room and ground floor shower room bring welcome practicality to the layout.

Upstairs, four bedrooms offer flexibility for growing families, guests or those seeking a dedicated home office, while a family bathroom completes the first floor.

Outside, the garden unfolds from a paved courtyard to a generous lawn, with established trees providing a pleasant backdrop.

Taffs Well occupies a particularly attractive position on Cardiff's northern fringe, nestled within the Taff Valley and surrounded by wooded hillsides. The village offers local shops, traditional pubs and everyday amenities, alongside Ffynnon Taf Primary School. Nearby Taffs Well Park provides recreational space, while the Taff Trail offers wonderful opportunities for walking and cycling along the River Taff.

For commuters, Taffs Well railway station provides regular connections into Cardiff, including Cardiff Queen Street and Central, while the A470 and nearby M4 motorway make travelling throughout South Wales straightforward. The neighbouring communities of Radyr, Tongwynlais and Nantgarw offer further amenities, with Castell Coch and the surrounding countryside adding to the area's appeal. A comfortable, versatile home combining village living, outdoor space and excellent connections to the capital.



Approx 1098.00 sq ft

Council Tax Band: E

Entrance Hall

A PVC entrance door with an obscure double glazed panel and matching side window opens into the entrance hallway, with an additional obscure double glazed window overlooking the front aspect. Tiled flooring extends through the space, while a staircase with a wooden bannister rises to the first floor. A door provides access to the kitchen and dining area.

Kitchen

A double glazed window overlooks the front aspect. The kitchen is fitted with a range of wall and base units, complemented by laminated work surfaces and colourful tiled splashbacks. Appliances include a gas hob with extractor hood above and a built in oven and grill, with further space for a washing machine and fridge freezer. Ceiling spotlights and under cabinet lighting provide additional illumination, while tiled flooring runs throughout. The kitchen extends along the length of the property, opening naturally into the dining area towards the rear.

Dining Area

Positioned towards the rear of the property, the dining area provides a pleasant setting for family meals and entertaining, conveniently connected to the kitchen. A radiator provides heating, while double doors with obscure glazed panels open into the lounge. Further doors lead through to the utility room and ground floor shower room.

Lounge

Double glazed windows overlook the side and rear aspects, while double glazed French doors open directly onto the rear garden, allowing plenty of natural light into the room. This spacious reception room features laminate flooring, two radiators and a useful storage cupboard. Double doors with obscure glazed panels connect the lounge to the adjoining dining area, allowing the two spaces to be enjoyed separately or together.

Utility Room

An obscure double glazed panel is incorporated into the PVC rear door, which opens onto the paved courtyard and provides an additional entrance to the garden. The utility room is fitted with wall and base units, work surfaces and colourful tiled splashbacks coordinating with the kitchen. There is space for laundry appliances, including a washing machine and tumble dryer, along with the property's boiler.

Ground Floor Shower Room

An obscure double glazed window overlooks the side aspect. The shower room is fitted with a walk in shower enclosure featuring textured wall tiling, a WC and a wash hand basin with vanity storage beneath. Further features include fully tiled walls, tiled flooring, a radiator, wall mounted mirror and glass shelf.

First Floor Landing

The staircase rises to a first floor landing with a varnished wooden bannister and balustrade. Access to the loft space is provided, offering additional storage potential.

Bedroom One

A double glazed window overlooks the front aspect. This bedroom offers space for bedroom furniture, with a radiator and a built in double door storage cupboard positioned in the corner of the room. A glazed panel above the door provides an additional feature.

Bedroom Two

A double glazed window overlooks the rear garden. The room includes a radiator and a useful built in storage cupboard with double doors, together with a glazed panel above the entrance door.

Bedroom Three

A double glazed window overlooks the front aspect. The room features laminate flooring, a radiator and a built in double wardrobe positioned in one corner, with panelled and glazed doors providing practical storage.

Bedroom Four / Home Office

A double glazed window overlooks the rear aspect. This versatile room benefits from laminate flooring, a radiator and a built in double door storage cupboard. Offering flexibility to suit changing needs, the room could serve as a fourth bedroom, nursery, study or dedicated home office.

Family Bathroom

An obscure double glazed window overlooks the rear aspect, providing natural light and privacy. The bathroom comprises a panelled bath with shower attachment, WC and wash hand basin with storage cupboard beneath. The walls are partially tiled, with full height tiling surrounding the bath. Additional features include laminate flooring, a heated towel rail and a built in storage cupboard with a mirrored door.

Front Garden and Driveway

To the front of the property is a private driveway providing off road parking for two vehicles, with an adjoining lawned area adding greenery to the approach.

Rear Garden

The rear garden is accessible through the French doors in the lounge or via the utility room. Immediately adjoining the house is a paved courtyard, providing a useful space for outdoor seating. Steps rise to a generous lawned garden, with established trees creating a pleasant backdrop and a combination of timber fencing and brick boundary walls providing definition.

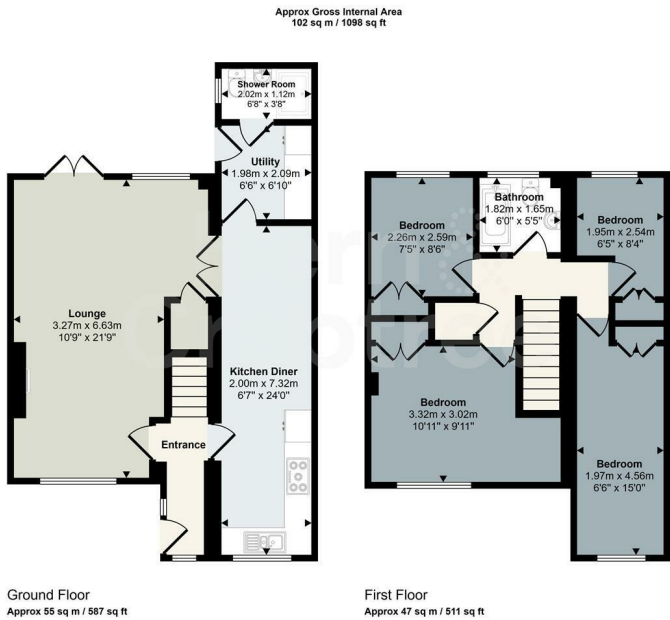
A garden shed offers useful outdoor storage, while the combination of courtyard and lawn provides space for relaxing, gardening and spending time outdoors.

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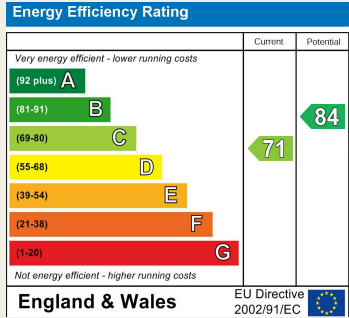
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