



**King Street, Taffs Well, Cardiff, CF15 7PH**

**£230,000**



James Douglas

- Great A470/M4 Access
- Modernisation Required
- Detached Garage
- Low Maintenance
- Rear Garden
- Two Reception Rooms
- Downstairs WC
- No Onward Chain
- Unstairc

# Description...

James Douglas is delighted to welcome this three bedroom end of terrace property to the market. Set in the ever popular area of Taffs Well, Cardiff. The perfect first-time-purchase, investment or for someone who is ready to put their own stamp down on a property. In brief terms the accommodation comprises an entrance porch, hallway, living room, dining room, kitchen, utility room and WC on the ground floor. Upstairs there are two double bedrooms and a single bedroom. Mains gas fired central heating (Glow-worm boiler) and UPVC double glazed windows and doors throughout. On-street parking to the front and a large detached garage to the rear. Gated access to the low maintenance front garden. Side access. North-east facing, low maintenance rear garden space complemented by a concrete base, patio slabs, real grass and shrubbery. Rear access to the detached garage with an electric roller door. EPC D potential C. Council tax band D.

**\*\*NO ONWARD CHAIN\*\***

**\*\*REFURBISHMENT/RENOVATION OPPORTUNITY\*\***

**\*\*DETACHED GARAGE TO REAR\*\***

**\*\*FANTASTIC A470/M4 ACCESS\***

King Street is within walking distance of Taffs Well village centre or within a couple of minutes drive. Taffs Well village centre includes a wide range of shops and sporting and recreational facilities. The local primary schools are Ffynnon Taf Primary School & Y G G Gwaelod y Garth with the local high school being Radyr Comprehensive School. There is a useful mainline railway station in Taffs Well village centre. Easy access to the A470/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

---

Tenure: Freehold

EPC: D

Council Tax Band: D

# Accommodation...

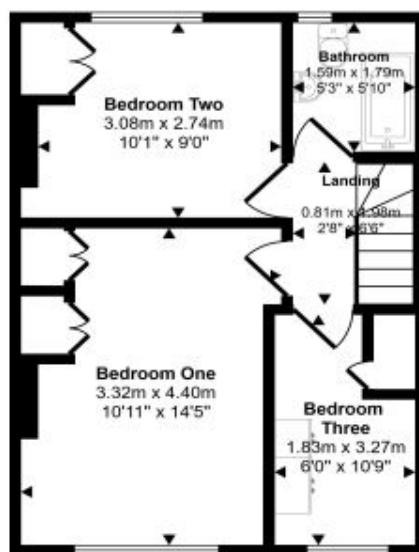
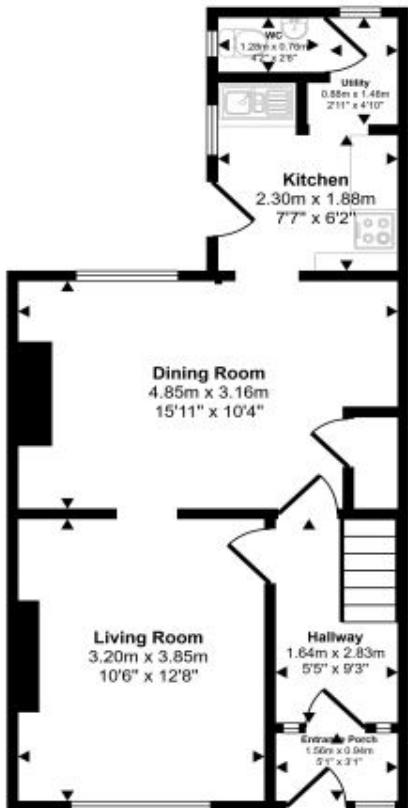
- Entrance Porch
- Hallway
- Living Room
- Dining Room
- Kitchen
- Utility
- WC
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Outside
- Directions





# Floorplan

Approx Gross Internal Area  
101 sq m / 1083 sq ft



**Garage**  
Approx 19 sq m / 210 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92- A)		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC