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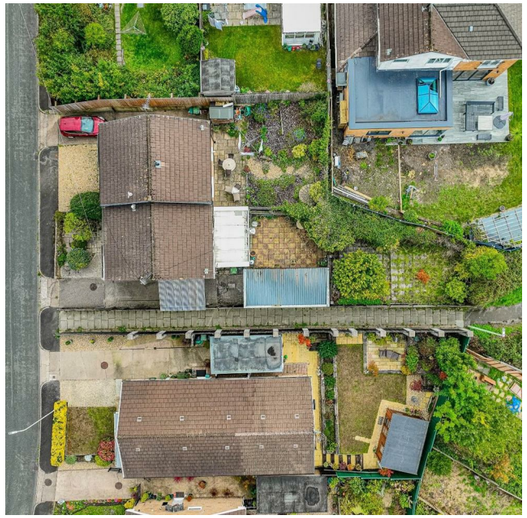
CARDIFF VALE CAERPHILLY BRISTOL



*Don't miss the opportunity to make this charming home your own. A great house with a large plot, parking and a garage. It is ready for any new owner to make it their own!*

Comments by Mr Ollie Vincent

**Property Specialist**

Mr Ollie Vincent

Senior valuer

ollie.vincent@jeffreyross.co.uk

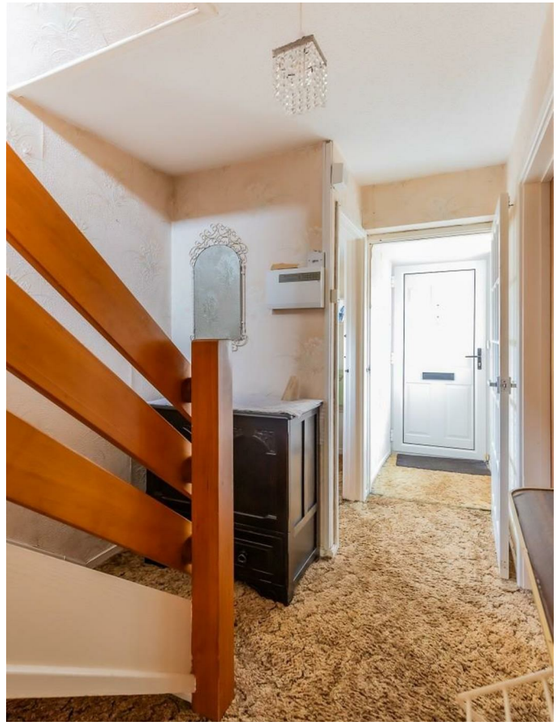

*Its a great residential area, and the neighbours have been wonderful.. We've enjoyed many years here, and we hope any new buyers will find the same!*

Comments by the Homeowner

## Rhiw'r Ddar

Total Area: 89.2 m² ... 960 ft²

All measurements are approximate and for display purposes only



# Rhiw'r Ddar

*Taffs Well, Cardiff, CF15 7PB*

Asking Price

**£250,000**

3 Bedroom(s) | 1 Bathroom(s) | 960.00 sq ft

Contact our

*Brinsons Caerphilly Branch*

029 20867711

Situated in the picturesque area of Rhiw'r Ddar, Taffs Well, Cardiff, this charming semi-detached house presents an exceptional opportunity for those seeking a comfortable and inviting home. Spanning 960 square feet, the property features two generous reception rooms, perfect for unwinding after a long day or hosting gatherings with friends and family.

Sold as 'Chain Free' for a smooth and easy purchase.

The residence comprises three well-sized bedrooms, offering ample space for families or individuals who may desire a home office. The thoughtfully designed bathroom caters to the needs of modern living, ensuring convenience for all occupants. A notable highlight of this property is the substantial parking space, accommodating up to three vehicles, a rare advantage in this sought-after location.

The outdoor space is equally impressive, featuring a large patio area that leads to a second garden space, ideal for enjoying the fresh air or entertaining guests during the warmer months. Additionally, the detached garage provides extra storage or potential for a workshop, enhancing the practicality of this home.

With plenty of room to extend and modernise, this property is perfect for young families or professionals looking to make their mark. The inviting atmosphere and practical layout make it an excellent choice for anyone wishing to settle in a friendly community while enjoying easy access to Cardiff's amenities. Whether you are a first-time buyer or searching for a family home, this delightful semi-detached house is sure to leave a lasting impression.

Call the office on 02920 499680 and book your viewing today!

Porch

Hall

W/C

Living Room 11'7" x 13'4" (3.55 x 4.08)

Dining Room 9'8" x 9'6" (2.97 x 2.91)

Kitchen

Pantry

Sun Room

Landing

Bedroom 10'4" x 11'7" (3.17 x 3.55)

Bedroom 11'0" x 8'7" (3.37 x 2.63)

Bedroom 7'2" 8'4" (2.20 2.56)

Bathroom

Garage

## Tenure

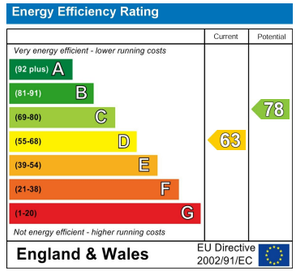
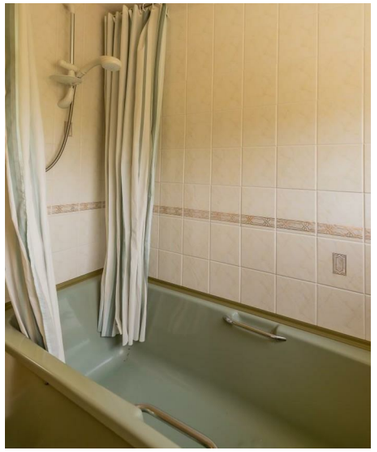
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

## Council Tax

BAND E

## School Catchment

Welsh Primary SchoolYGG Awel Taf
English Primary SchoolFynnon Taf Primary
Welsh Secondary SchoolYsgol Garth Olwg
English Secondary SchoolYsgol Afon Wen


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
63
78
England & Wales
EU Directive 2002/91/EC