

REDUCED

Guide Price £420,000 to £430,000 Freehold



Clos Llewellyn, Taffs Well, Cardiff. CF15 7AT

- MODERN TOWN HOUSE
- 4-BEDROOMS
- 4-PIECE ENSUITE BATHROOM TO PRIMARY BEDROOM
- 3 ALLOCATED PARKING SPACES TO REAR
- LANDSCAPED REAR GARDEN
- OUTBUILDING/STORAGE
- GUEST WC
- CLOSE TO LOCAL SHOPS, AMENITIES, ETC, OF TAFFS WELL
- FANTASTIC VIEWS OF NEARBY SCENERY INC. THE GARTH
- EXCELLENT TRANSPORT LINKS INC. TAFFS WELL RAILWAY STATION/A470/M4



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PROPERTY DESCRIPTION

Presenting this exquisite modern four-bedroom town house nestled in the heart of the charming village of Taffs Well. This beautifully designed property offers a perfect blend of contemporary living and natural beauty, featuring a spacious primary bedroom complete with a luxurious 4-piece ensuite bathroom. The home boasts a thoughtfully landscaped rear garden—a serene haven ideal for outdoor relaxation and entertaining guests. With a versatile reception room creating a warm and inviting atmosphere, this town house is well-suited for family life and modern lifestyles. Three allocated parking spaces to the rear ensure ease for residents and visitors alike. Plus the additional benefit of an outbuilding for extra storage/hobbies.

Located in the attractive village of Taffs Well, this property enjoys proximity to a range of local shops, amenities, and essential services. The area is renowned for its friendly community ambiance and stunning scenic surroundings, including breathtaking views of the iconic Garth—a prominent natural landmark offering beautiful countryside vistas. For commuters and visitors, the property's excellent transport links are a considerable advantage, with Taffs Well railway station close by and major road networks such as the A470 and M4 motorway easily accessible, providing swift connections to Cardiff and beyond.

The main reception room, combining style and comfort, welcomes you into a bright and airy space, perfect for relaxing evenings and social gatherings, with direct access to the Rear Garden. The kitchen, well-equipped and designed with modern fittings, offers a practical and inviting space for meal preparation and plenty of space for the family to gather together at meal times.

The property comprises four well-proportioned bedrooms, with the primary bedroom serving as a luxurious retreat on the top floor featuring a spacious, indulgent 4-piece ensuite bathroom. The remaining bedrooms are versatile and bright, suitable for family members, guests, or home office use, all served by a modern family bathroom. A separate guest WC adds convenience, ensuring functionality for family life and entertaining.

Outside, the landscaped rear garden provides a peaceful setting to unwind or host gatherings, beautifully maintained and designed for ease of care. Parking is effortlessly managed with three allocated spaces located at the rear, a rare and valuable feature for this type of property. The useful outbuilding, perfect for additional storage or potential hobby space.

Overall, this impressive town house offers a superb combination of modern comfort, thoughtful design, and a sought-after location, making it a fantastic opportunity for families or professionals looking to settle in a vibrant village community with outstanding views and excellent transport connectivity.



ROOM DESCRIPTIONS

Outside Front

Resin path leads to steps that lead down to front door; area to left of path laid to artificial lawn, bordered with area laid to stone chippings and mature bushes; side access leads to timber gate providing access to Rear Garden and parking spaces and Outbuilding beyond

Hallway

3' 7" x 15' 8" (1.09m x 4.78m) Accessed via composite front door with obscured leaded DG panels and transom over displaying House Number. Heavy-duty carpet to entrance, remainder laid to laminate flooring; under stairs storage areas; access to Kitchen/Diner, Guest WC and Living Room; stairs rise to upper floors.

Guest WC

2' 8" x 5' 8" (0.81m x 1.73m) Tiled flooring; fully tiled walls; vanity unit housing sink with mixer tap; WC; RCD Consumer Unit; uPVC obscured DG window to front

Kitchen / Diner

9' 10" x 15' 9" INTO BAY (3.00m x 4.80m) Tiled flooring; modern radiator; partly tiled walls; modern fitted kitchen with matching wall and base unit with worktops over and matching splash backs; stainless steel sink with half bowl, draining board and stainless steel hose-style tap; integrated Bosch fridge/freezer; integrated Bosch electric fan-assisted double ovens; integrated Bosch 4-ring gas hob with extractor hood over and glazed splash back; integrated Bosch dishwasher; bay window to front with uPVC DG

Living Room

15' 3" x 11' 9" (4.65m x 3.58m) Laminate flooring; 2 x modern radiators; feature wall including storage and electric fireplace; uPVC DG window to rear; uPVC DG French Doors provide access to Rear Garden

First Floor Landing

5' 2" x 12' 7" (1.57m x 3.84m) Carpeted; radiator; 2 x storage cupboards (one housing hot water cylinder); access to first floor bedrooms and Family Bathroom; stairs rise to upper floor

Bedroom 2

9' 5" x 11' 0" (2.87m x 3.35m) PLUS WARDROBES Carpeted; radiator; built-in wardrobes with mirrored doors; uPVC DG window to front

Bedroom 3

9' 4" x 11' 1" (2.84m x 3.38m) PLUS WARDROBES Carpeted; radiator; built-in wardrobes with partly mirrored doors; uPVC DG window to rear

Bedroom 4

6' 8" x 5' 8" (2.03m x 2.26m) Carpeted; radiator; uPVC DG window to rear

Family Bathroom

6' 8" x 5' 8" (2.03m x 1.73m) LVT flooring; fully tiled walls; ladder-style radiator; vanity unit comprising sink with mixer tap and WC; shower with full depth shower tray and full height glazed shower screen, mains powered shower; uPVC obscured DG window to front

Second Floor Landing

3' 0" x 3' 4" (0.91m x 1.02m) Carpeted; access to Primary Bedroom

Bedroom 1

9' 10" MIN x 22' 8" MAX (3.00m x 6.91m) Carpeted; radiator; in-built wardrobes and storage cupboards; uPVC DG window to front, Velux window to rear; loft hatch; access to Ensuite

Ensuite

9' 1" x 8' 7" (2.77m x 2.62m) LVT flooring; fully tiled walls; ladder style radiator; WC; vanity unit housing sink with mixer tap; panelled bath with stainless steel mixer tap; quadrant shower cubicle with dual head mains powered shower; uPVC obscured DG window to rear

Rear Garden

Recently landscaped and laid to contrasting porcelain tiles; raised planting beds; brick built Pizza oven; Garden Room/Bar; timber gates provides access to parking area to rear

Garden Room / Bar

10' 0" x 5' 6" (3.05m x 1.68m) Timber door and serving hatch

Outbuilding / Storage

13' 11" x 7' 6" (4.24m x 2.29m) Located to the rear of the property in the parking area, adjacent to two of the property's three allocated parking spaces.



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MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

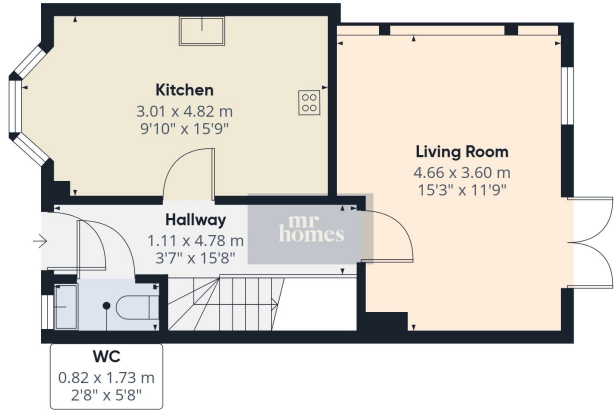
Please see Ofcom coverage checkers

Construction Type

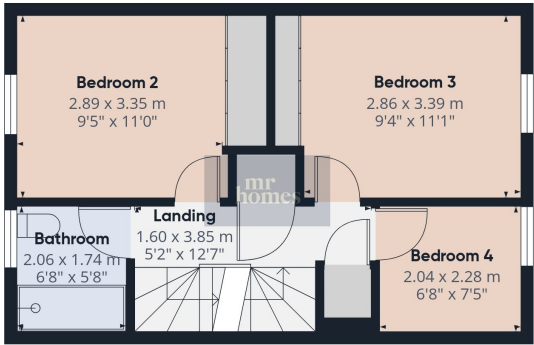
Standard



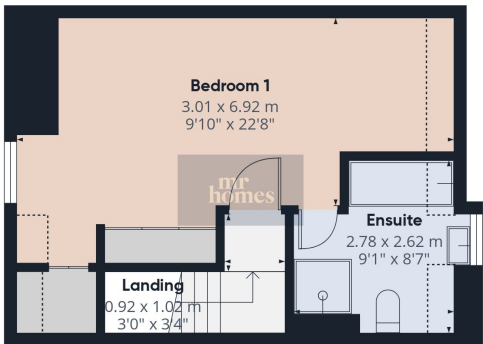
FLOORPLAN



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area^m
105.1 m²
1132 ft²

Reduced headroom
2.4 m²
26 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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