FOR SALE

Guide Price £277,750 Freehold



Church Lane, Nantgarw, Taffs Well, Mid Glamorgan. CF15 7TQ

- A DETACHED 2-BED BUNGALOW SET ON A LARGE PLOT
- NEW ROOF FITTED (2 YEARS APPROX.)
- LARGE FRONT & REAR GARDENS
- DETACHED DOUBLE GARAGE (25' 9" x 15' 0" (7.85m x 4.57m))
- SPACIOUS LIVING ROOM with LOG BURNER
- KITCHEN/DINER
- 2x DOUBLE BEDROOMS
- FAMILY BATHROOM SUITE
- PRIVATE DRIVEWAY (HOLDS MULTIPLE VEHICLES)
- TENURE: FREEHOLD.
- EXCELLENT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITES

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PROPERTY DESCRIPTION

* Guide Price £277,750 * This charming 2-bedroom detached bungalow in Nantgarw offers spacious and comfortable living on a generous plot. Featuring a large living room complete with a cosy log burner, a kitchen/diner, and a family bathroom suite, this home provides both warmth and practicality. Outside, the sizable front and rear gardens create an ideal space for relaxation and outdoor activities, while the private driveway accommodates multiple vehicles with ease. The property also benefits from a detached double garage (7.85m x 4.57m), perfect for storage or hobbies, and a recently fitted new roof (approx. 2 years old) ensuring peace of mind. Situated close to local amenities and with excellent transport links, this freehold bungalow combines convenience with a peaceful setting. – a fantastic opportunity to secure a lovely home in a sought-after area. FREE MORTGAGE ADVICE AVAILABLE - PLEASE CALL 02920 204 555 - WWW.MR-HOMES.CO.UK




Entrance Hallway
13' 3" x 3' 11" (4.04m x 1.19m)
Doors to All Rooms.

Living Room
13' 11" x 12' 4" (4.24m x 3.76m) Log Burner.

Kitchen/Diner
13' 10" x 11' 6" (4.22m x 3.51m) Wall Mounted Ideal Combi-Boiler (Fitted 3 Years Approx.)

Bedroom 1
14' 0" x 12' 6" (4.27m x 3.81m)

Bedroom 2
11' 6" x 11' 4" (3.51m x 3.45m)

Family Bathroom
7' 6" x 6' 4" (2.29m x 1.93m)

Front Garden - (Large & Enclosed)
Laid Lawn with Hedgerow Bordering, Concrete Pathway around the Bungalow.
laid Lawn continues to the side of the Bungalow to the Rear Garden.

Rear Garden - East Facing
Patio with Steps up to a Large Lawn Area Enclosed by Feather Edge Fencing

Private Driveway - (Holds Multiple Vehicles)

Detached Double Garage
25' 9" x 15' 0" (7.85m x 4.57m)





MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Driveway. Garage. Off Street. Private.
Heating Sources: Double Glazing. Gas Central. Wood Burner.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Level access.

EPC Rating: D (66)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
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
Conservation Area - No

Flood Risk - River : Very low - Seas : Very low - Floor Area

807 ft 2 / 75 m 2

Plot size - 0.15 acres

Mobile coverage - EE - Vodafone - Three - O2

Broadband - Basic - 13 Mbps - Superfast - 57 Mbps -

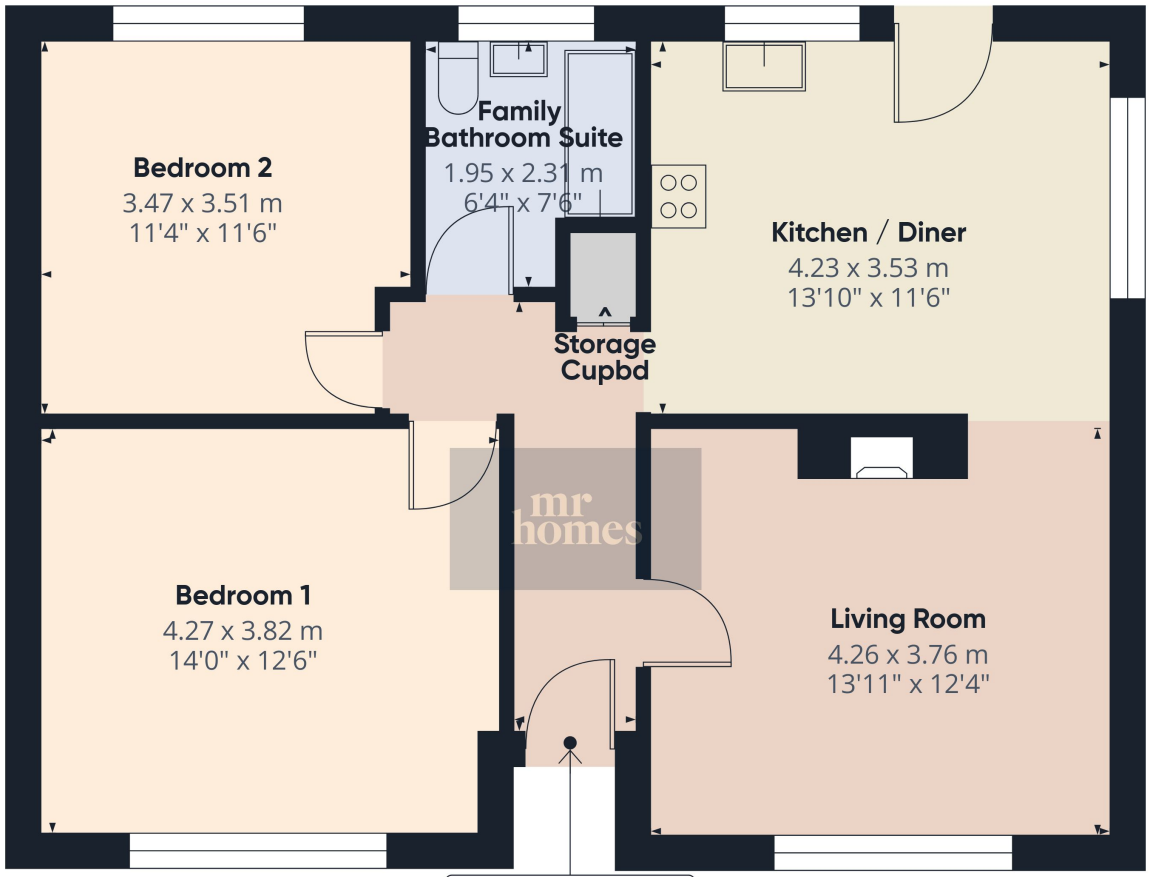
Satellite / Fibre TV Availability

BT - Sky





FLOORPLAN & EPC



Approximate total area(1)

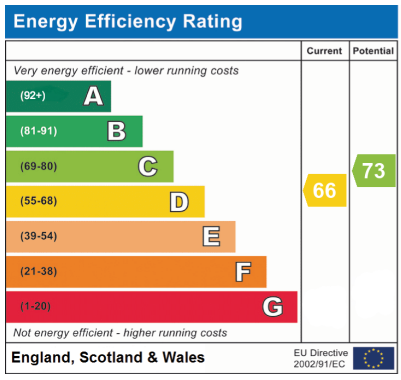
69.9 m²

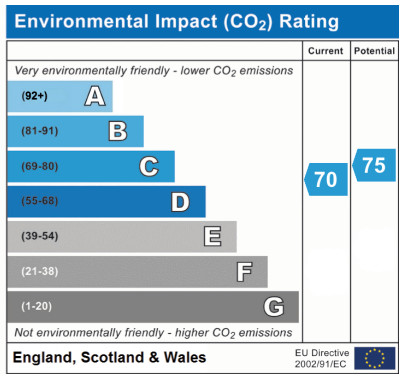
753 ft²

(1) Excluding balconies and terraces

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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