



11 Church Street, Taffs Well

£285,000 Freehold

A well presented two bedroom mid terrace family home with plenty of character located in the sought after village of Taffs Well being a short distance from transport links and amenities. The property briefly comprises of an entrance hallway, open plan lounge and dining room, modern kitchen. To the first floor are two good sized bedrooms and a modern family bathroom with separate shower and bath. Gas central heating . Double glazed windows. Sunny rear garden with brick built outbuilding. EPC Rating: D

Council Tax band: D

Tenure: Freehold

Entrance Porch

Approached via upvc double glazed door to entrance porch. Feature tiled flooring.

Lounge

21' 1" x 15' 7" (6.43m x 4.75m)

A good sized living room with two double glazed windows overlooking the front and rear. Features fireplace with electric fire. Wood effect laminate flooring. Built in under stair storage. Two radiators.

Kitchen

11' 11" x 8' 8" (3.64m x 2.65m)

A beautifully presented modern kitchen appointed along three sides with a range of base and eye level units below quality quartz worktops. Inset stainless steel sink with chrome mixer tap. Integrated slim line dishwasher, space for washing machine, and fridge freezer. Integrated electric oven and induction hob with cooker hood above and quartz splash back. Window to rear and side. Upvc double glazed door to rear garden. Ceramic tiled flooring. Cupboard housing combi boiler. Recessed spotlights. Radiator.

First Floor Landing

Approached via easy rising staircase to central landing area. Doors to all rooms. Airing cupboard. Loft access.

Bedroom One

15' 9" x 10' 5" (4.79m x 3.17m)

A bright and spacious primary bedroom with two windows overlooking the front entrance approach. Radiator.

Bedroom Two

10' 10" x 10' 4" (3.29m x 3.14m)

A good sized second bedroom with upvc double glazed window overlooking the rear. Built in storage cupboard. Radiator.

Family Bathroom

8' 11" x 9' 10" (2.73m x 3.00m)

A beautifully presented modern white suite comprising of low level wc, free standing bath with free standing chrome mixer tap and hand held shower head. Feature sink with repurposed storage unit below quartz worktop, vanity mirror above. Walk in shower cubicle with twin chrome shower head and stone shower basin, ceramic tiled splash back. Tiled flooring. Two Radiators. Obscured glass window to rear. Extractor fan.

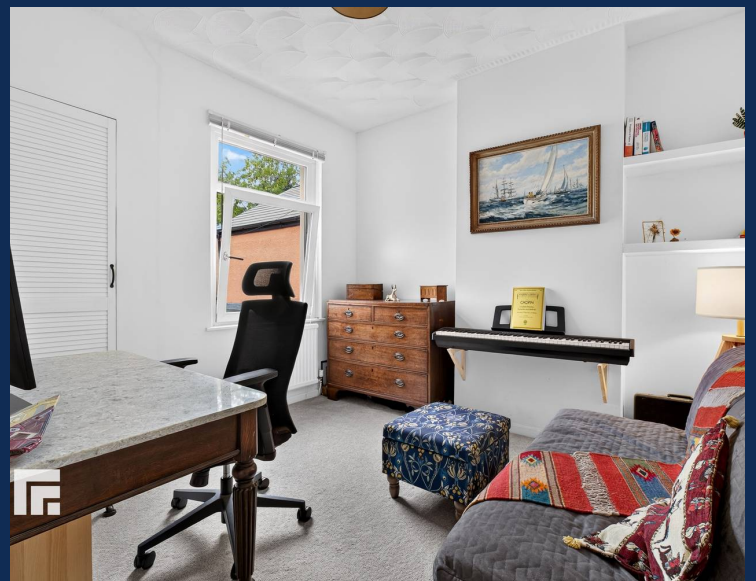
Outbuilding

14' 10" x 7' 9" (4.53m x 2.36m)

Brick build outbuilding. Power and lighting. Two skylights. Tiled flooring.

Additional Information

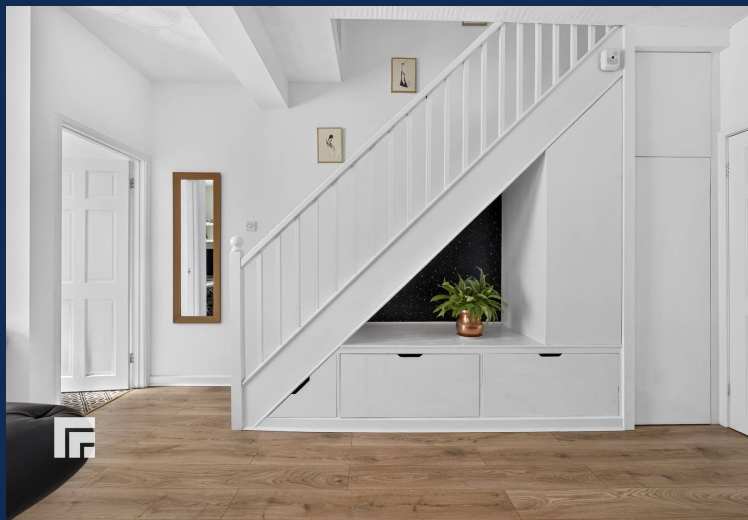
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REAR GARDEN

A beautifully presented westerly facing garden with paved patio leading to an area of lawn. Concrete path boarded by decorative stones to one side, leading to stone slab patio area to the rear of the garden and outbuilding. Outside tap. Rear access.



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