



**12 Sycamore Street, Taffs Well, CF15 7PU**

**Price £425,000**

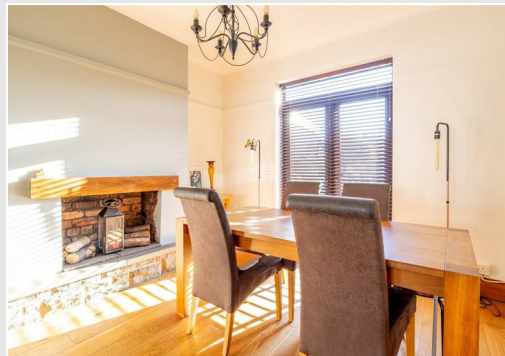
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# 12 Sycamore Street, Taffs Well, CF15 7PU

## Price £425,000



### Description

Welcome to this exceptional semi-detached four-bedroom home in the charming village of Taff's Well, Cardiff, a perfect blend of community spirit and modern living. Situated at CF15 7PU, this freehold property promises a life of comfort and convenience.

As you approach this beautiful residence, set at the end of a private cul-de-sac, you're greeted by a spacious driveway, flanked by stone pillars, leading to a substantial plot that offers ample off-road parking. The attractive stone gravel area adds a touch of elegance to the property's façade.

Step inside through the double-glazed front door into a spacious reception hall, boasting a coved ceiling, wood flooring, and a stunning stained wood staircase. The featured picture rail and deep skirting boards add character, while the central heating radiator ensures a warm welcome.

The heart of the home is the lounge, stretching 3.55 x 4.54 meters, with dual aspect double-glazed windows flooding the space with natural light. The coved ceiling, feature fireplace, and wood flooring make it a cozy retreat. Seamlessly, it opens into the dining room, measuring 3.55 x 3.16 meters, where French-style doors lead to the rear garden, perfect for al fresco dining and entertaining.

A culinary delight awaits in the kitchen (2.64 x 4.20 meters), featuring eye and base level units, stainless steel sink, and a RANGE MASTER cooker. The double-glazed windows offer garden views, while the door provides direct garden access.

The first-floor landing, with bespoke stained glass windows, leads to four well-proportioned bedrooms. Each room, from the expansive 3.55 x 3.74-meter master bedroom to the cozy 2.64 x 2.39-meter fourth bedroom, is a haven of tranquility with wood effect flooring, deep skirting boards, and ample natural light.

The bathroom is a modern sanctuary, featuring a tiled shower cubicle, wash hand basin, and wood effect flooring. The double-glazed window ensures privacy and light.

Outside, the rear garden is a private oasis. It's a blend of lush lawns, patio areas, and a stone barn-style building, ideal for storage or an outdoor entertainment area. The greenhouse and storage shed add to its charm, making it perfect for those with a

green thumb.

This property, enveloped by the scenic beauty of Garth Mountain, is not just a house but a home. With local amenities like health centres, schools, and shops nearby, and excellent transport links including the A470/M4 Motorway and rail access, it promises a lifestyle of ease and accessibility.

Experience the best of suburban living in this stunning property, where every detail is crafted for comfort and style. This is more than a home; it's a retreat for those who appreciate the finer things in life.

### Entrance

Enter via Double glazed attractive front door leading into

### Reception Hall

8'6" x 13'1" (2.60m x 4.00m)

Spacious reception hall with coved ceiling, central light fitting, featured picture rail, featured stained wood staircase with newel post and spindle bannister, deep skirting boards, wood flooring, central heating radiator, leading to the first floor.

### Lounge

11'7" x 14'10" (3.55m x 4.54m)

Two Double-glazed window-to-front elevations, coved ceiling, central light fittings, plate rack, feature fireplace, wood flooring, and central heating radiator, open plan to

### Dining Room

11'7" x 10'4" (3.55m x 3.16m)

Double-glazed French-style doors leading to the rear garden, coved ceiling, plate rack, central light fitted, wood flooring, central heating radiator.

### Kitchen

8'7" x 13'9" (2.64m x 4.20m)

Two double-glazed windows to side elevation, coved ceiling, central light fitting, range of eye and base level units with coordinating work surfaces, one-and-a-half bowl stainless steel sink unit with drainer and taps over, fitted RANGE MASTER cooker with a five ring hob, electric oven, plate warmer and grill beneath a stainless steel canopy circulating extractor hood, plumbed for washing machine and dishwasher, space for fridge, Vaillant wall mounted gas central heating boiler, tiled flooring door to rear garden

## First Floor Landing

Landing Approached via a staircase to the central landing area, Bespoke stained glass double glazed, window to side elevation, central light fitting access to loft space, featured ceiling air circulating fan.

## Bedroom One

11'7" x 12'3" (3.55m x 3.74m)

Two double-glazed windows to the front elevation, coved ceiling, picture rail, central heating radiator, deep skirting boards, and wood effect flooring.

## Bedroom Two

11'7" x 11'7" (3.55m x 3.55m)

Double-glazed window to rear elevation, timber effect panelled ceiling, central light fitting, Central heating radiator, and deep skirting boards, wood effect flooring.

## Bedroom Three

8'7" x 8'7" (2.64m x 2.63m)

Double-glazed window to rear elevation, central light fitting, central heating radiator, deep skirting boards, wood effect flooring.

## Bedroom Four

8'7" x 7'10" (2.64m x 2.39m)

Double-glazed window to front elevation, central light fitting, deep skirting boards, central heating radiator, wood effect flooring.

## Family Bathroom

Double glazed window to side elevation, panelled ceiling, tiled walls, enclosed shower cubicle with shower over, pedestal wash hand basin, w.c, chrome heated towel radiator, wood effect flooring.

## Front of Property

Enter via Two featured stone pillars, onto the spacious driveway, for parking and offering access to the rear garden, complemented by an attractive stone gravel area to the front area for off-road parking.

## Rear Garden

Enclosed private garden of an excellent size, with borders of plants shrubs, and trees, offset by good size patio area, good size lawn area, paved and gravel areas, greenhouse, outside storage shed, and w.c. pathway leading to a private area where further patio areas are offered, an excellent size stone barn style building, offering ample storage, this would be ideal for a workshop or converting to an outside entertaining area, power and light available.

## Tenure

We have been advised by the Vendor that the property is FREEHOLD.

## Council Tax

Local Authority: Rhondda Cynon Taf. Council Tax Band: E

