



13 Hill Drive

Llantwit Fardre, CF38 2ES

Price £579,000

HARRIS & BIRT



An imposing detached property occupying a large corner plot in an elevated position just a stones throw from all local amenities within Llantwit Fardre. The spacious accommodation has been fully renovated and stylishly modernised by the current owners in recent years and briefly comprises: entrance hall, open plan kitchen/dining/family room, utility room, WC and living room to the ground floor. Upstairs offers master bedroom with en suite bathroom, a further four double bedrooms and a family shower room. Outside enjoys the benefit of off road, driveway parking for several vehicles, garage and a wonderful private and enclosed landscaped garden to the rear.

Llantwit Fardre is located in the county of Rhondda Cynon Taff, and is a vibrant village with a semi-rural setting and excellent transport links via the Church Village By-Pass. Just a short distance from the bustling city of Cardiff, Llantwit Fardre offers beautiful green spaces and stunning countryside, you can enjoy the peace and quiet of a village while still being close to the many attractions of the city. The village also boasts a leisure centre, sports clubs, and plenty of welcoming cafes and pubs.

- Spacious Detached Property
- Five Double Bedrooms
- Sizeable Landscaped Rear Garden
- Garage
- Close To Local Amenities
- Stylishly Renovated & Modernised
- Spacious Open Plan Kitchen/Dining/Family Room
- Off Road, Driveway Parking
- Far Reaching Elevated Views
- EPC Rating - C

Accommodation

Ground Floor

Entrance Hall 8'1 x 12'11 (2.46m x 3.94m)

The property is entered via UPVC front door with inset vision panels allowing plenty of natural light. Laminate wood effect flooring. Skimmed walls and ceiling. Radiator. Pendant ceiling lights. Understairs storage cupboard. Doors through to living room and kitchen. Steps up to higher level with door to WC.

Living Room 11'10 x 21'6 (3.61m x 6.55m)

Large dual aspect windows to front and rear. Laminate wood effect flooring. Skimmed walls and ceiling. Two modern vertical radiators. Wall lights. Pendant ceiling lights. Gas fireplace set on marble hearth and surround.

Kitchen/Dining/Family Room 28'4 x 22'3 max (8.64m x 6.78m max)

Modern fitted kitchen with features to include; range of wall and base units in a white gloss finish. Integrated Neff slide and hide double oven, grill and microwave. Warming drawer below. AEG integrated dishwasher. Integrated Blanco sink with 4-in-1 Kettle tap to provide boiling water and filtered cold water. Glass splashback surround to all aspects. Island with matching base units and worktops. Integrated Neff induction hob and Caple extractor fan. Wine cooler below. Space for fridge/freezer. Karndean flooring throughout. Large picture window to front. Two sets of bi-folding doors out onto rear terrace, with integrated blinds in the glass. Modern vertical radiators. Skimmed walls and ceiling. Ceiling spotlights. Door through into utility room.

Utility Room 10'10 x 7' (3.30m x 2.13m)

Wall and base units to match kitchen. Granite effect work surface. Space for washing machine and tumble dryer. Double sink bowl with drainer and mixer tap. Continuation

of Karndean flooring from kitchen. Skimmed walls and ceiling. Ceiling spotlighting. Vertical heated towel rail. Cat flap. Space for additional fridge/freezer. UPVC window to rear. Door through to garage.

WC

Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Ceiling light. Obscure glazed window to rear.

First Floor

Landing 32'1 x 7'6 max (9.78m x 2.29m max)

Stairs from ground floor hallway to first floor landing with light oak glass panelling and fitted carpet. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lights. Access to loft via hatch with loft ladder. Recessed storage cupboards. Doors to all first floor rooms. Patio door leading out onto balcony to front.

Master Bedroom 11'10 x 18'7 (3.61m x 5.66m)

UPVC dual aspect windows to front and rear. Carpet flooring. Skimmed walls and ceiling. Radiators. Pendant ceiling lights. Built in fitted wardrobes and large drawer unit.

En Suite 9'9 x 6'5 (2.97m x 1.96m)

Five piece suite in white comprising shower cubicle with rainfall shower head and further hand held shower head and PVC splashback, behind sliding glass shower screen. Panelled bath with hand held shower head attachment and taps. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Bidet. Laminate wood effect flooring. Part tiled walls. Further skimmed walls and ceiling. Ceiling spotlighting. Obscure glazed window to rear. Chrome heated towel rail.

Bedroom Two 20'10 x 9'2 (6.35m x 2.79m)

UPVC double glazed window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

Bedroom Three 14'2 x 10' (4.32m x 3.05m)

UPVC double glazed window to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

Bedroom Four 16' x 9'3 (4.88m x 2.82m)

UPVC double glazed window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Built in fitted wardrobes.

Bedroom Five 11'7 x 7'4 (3.53m x 2.24m)

UPVC double glazed window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Built in double wardrobe.

Bathroom 9'6 x 6'5 (2.90m x 1.96m)

Three piece suite in white comprising corner shower cubicle with electric shower and hand held shower head and PVC splashback behind sliding glass shower screen. Low level dual flush hidden cistern WC. Wash hand basin set into vanity unit with mixer tap with tiled splashback. Laminate wood effect flooring. Skimmed walls and ceiling. Ceiling light. Obscure glazed window to rear. Heated towel rail.

Outside

Large driveway to front offering off road parking for several vehicles laid to concrete. Pathway leading to front door. Side access to rear garden. Mature shrubbery and trees to front offering privacy.

Garage 17'4 x 17'1 (5.28m x 5.21m)

Electric roller garage door. Power and light. Baxi combination boiler housed to garage. Pedestrian side door.

Services

All mains services are connected to the property. Gas central heating via combination boiler housed to garage. UPVC double glazing throughout.

Directions

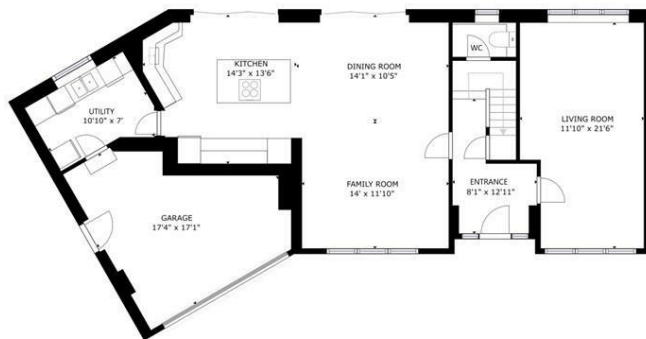
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GROSS INTERNAL AREA
FLOOR 1: 1015 sq ft, FLOOR 2: 1147 sq ft
EXCLUDED AREAS: GARAGE: 252 sq ft
TOTAL: 2162 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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