



St. Brides Manor

Llantwit Fardre Pontypridd, CF38 2LR

£650,000

- FIVE BEDROOMS
- THREE BATHROOMS
- HOME OFFICE/GYM
- EXECUTIVE DETACHED
- DESIRED LOCATION
- THREE RECEPTION ROOMS

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**** EXCLUSIVE LOCATION * FIVE BEDROOMS * THREE BATHROOMS * THREE RECEPTION ROOMS * HOME OFFICE/STUDY ****

Sell Right Estate Agents are pleased to bring to the market this substantially sized and imposing five bedroom detached home set within a desired and exclusive estate of Llantwit Fardre. The property's convenient location is just a short hop from the Church Village Bypass which provides excellent commuter access to the M4 and A470 roads in either direction. The property is also within close proximity to an array of local amenities, pubs and restaurants as well as a wide choice of Welsh & English comprehensive and primary schools. The property has seen some extensive works by the current owners in recent years such as the addition of a home office/gym to the rear of the property, unvented heating system and a lavish primary bathroom set with an oceanic steam room to name but a few.

The ground floor accommodation comprises of a stately entrance hallway which offers access to the downstairs W.C, sizeable and versatile family room, cosy bay fronted lounge and a substantially sized kitchen/breakfast room set with a centre island and a number of integrated appliances. From the lounge you will find double doors that open out to a spacious dining room with French doors to the rear garden and direct entry to the kitchen. From the kitchen you will also be able to reach a handy utility room. The first floor benefits from a palatial landing area that offers access to the stunning primary bathroom and five spacious bedrooms with en-suites being found in two of the bedrooms.

Externally the property boasts a block paved driveway to the front which is capable of housing approximately four vehicles, charge master EV charger and gated side access to the rear garden. To the rear you will find a low maintenance rear garden set with a six person hot tub covered by a composite pergola as well as showcasing an impressive home office/gym with power supply and a separate phoneline. Please contact Sell Right Estate Agents to book a viewing and get your chance to purchase this unique home.

Tenure: Freehold

Council Tax Band: G

Gross Annual Council Tax Charge: £3500.17

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Double glazed composite door to front, plastered walls and ceiling, laminate flooring, radiator, doors to lounge, internal lobby area and kitchen/breakfast room, stairs to first floor landing.

Lounge 22' 4" x 11' 3" (6.81m x 3.42m)

UPVC double glazed bay window to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, double doors to dining room.

Dining Room 15' 11" x 11' 3" (4.85m x 3.42m)

UPVC double glazed French doors to rear, plastered and papered walls, plastered ceiling, laminate flooring, radiator, door to kitchen/breakfast room.

Kitchen/Breakfast Room 15' 6" x 20' 7" (4.73m x 6.27m)

UPVC double glazed window and French doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, centre island and breakfast bar, ceramic sink unit with pull out mixer tap, American-style fridge freezer, integrated appliances include dishwasher, fridge/freezer, oven, grill and gas hob with over head extractor hood, space for dining table, door to utility room.

Utility Room 5' 1" x 8' 9" (1.54m x 2.66m)

Double glazed door to side access, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, space for washing machine and tumble dryer.

Lobby

Plastered walls and ceiling, laminate flooring, doors to downstairs W.C and family room.

Downstairs W.C

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, vanity wash hand basin with mixer tap.

Family Room 16' 5" x 14' 2" (5.00m x 4.32m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

First Floor Landing

Plastered walls and ceiling, carpet flooring, loft access with pull down ladder, doors to primary bathroom and five bedrooms.

Primary Bathroom 12' 0" x 9' 3" (3.65m x 2.81m)

UPVC double glazed window to rear, Roca tiled walls and flooring, plastered ceiling, chrome towel rail radiator, double basin vanity unit with mixer taps, quartz work tops and W.C, Roca tiled bath with waterproof bathroom TV, walk in Oceanic shower and steam room with glazed door.

Bedroom One 16' 11" x 11' 2" (5.16m x 3.40m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, doors to fitted wardrobes and en-suite.

En-suite 5' 7" x 7' 7" (1.70m x 2.32m)

UPVC double glazed window to side, Roca tiled walls and flooring, anthracite grey towel rail radiator, vanity W.C and curved wash hand basin with mixer tap, waterfall shower cubicle.

Bedroom Two 15' 4" x 8' 11" (4.67m x 2.71m)

UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, carpet flooring, radiator, fitted wardrobes.

Bedroom Three 16' 0" x 11' 2" (4.88m x 3.40m)

UPVC double glazed French doors to balcony, plastered walls and ceiling, carpet flooring, radiator, fitted wardrobes.

Bedroom Four 11' 9" x 8' 5" (3.58m x 2.57m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to fitted wardrobes and en-suite.

Bedroom Four En-suite 3' 11" x 8' 5" (1.19m x 2.57m)

UPVC double glazed window to side, plastered and tiled walls, tiled flooring, vanity wash hand basin and W.C unit, shower cubicle.

Bedroom Five 6' 5" x 12' 2" (1.95m x 3.71m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

DISCLAIMER

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Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.