



Ffordd Glas Y Dorlan

Llantwit Fardre Pontypridd, CF38 2BZ

£369,950

- NO ONWARD CHAIN
- DETACHED
- IMMACULATELY PRESENTED
- FOUR BEDROOMS
- INTEGRAL GARAGE
- EN-SUITE TO MASTER BEDROOM

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**** NO ONWARD CHAIN * FOUR BEDROOMS * EN-SUITE TO MASTER BEDROOM * DESIRED LOCATION * IMMACULATELY PRESENTED * INTEGRAL GARAGE ****

Sell Right Estate Agents are pleased to bring to the market this spacious and tastefully well presented four bedroom detached property in the popular 'Rowan Gardens' estate of Llantwit Fardre. The property's convenient location allows itself for easy access to the Church Village bypass and the wider transport links thereafter. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, kitchen, spacious lounge, dining room, utility room and an integral garage. The first floor features a landing area which offers access to the main bathroom and the four well proportioned bedrooms with an en-suite to the master bedroom. Externally the property boasts ample garden space to front and rear which is laid with lawn and patio as well as benefitting from off road parking for multiple vehicles to the front aspect. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2566.79

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas via combi boiler

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 window and door to front, plastered walls and ceiling, carpet flooring, radiator, doors to lounge, downstairs W.C and kitchen.

Downstairs W.C 8' 4" x 2' 9" (2.53m x 0.84m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, W.C, wash hand basin.

Lounge 14' 4" x 11' 4" (4.37m x 3.45m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, opening to dining room.

Dining Room 9' 2" x 11' 4" (2.80m x 3.45m)

UPVC double glazed windows and patio doors to rear garden, plastered walls and ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 15' 1" x 9' 3" (4.61m x 2.82m)

UPVC double glazed window to rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor fan, door to utility room.

Utility Room 4' 9" x 8' 2" (1.45m x 2.50m)

UPVC double glazed window and door to rear, plastered walls and ceiling, vinyl flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, door to integral garage.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and four bedrooms.

Bathroom 6' 8" x 5' 10" (2.03m x 1.78m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, laminate flooring, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 12' 1" x 11' 7" (3.69m x 3.54m)

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

En-suite 5' 1" x 9' 3" (1.56m x 2.83m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, W.C, wash hand basin, shower cubicle, door to built in storage.

Bedroom Two 8' 5" x 12' 5" (2.57m x 3.79m)

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

Bedroom Three 11' 8" x 8' 6" (3.56m x 2.59m)

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

Bedroom Four 9' 7" x 8' 6" (2.93m x 2.59m)

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



TOTAL FLOOR AREA: 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 62024

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

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.