



Dyhewydd Isaf

Llantwit Fardre Pontypridd, CF38 2EX

£354,950

- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- RARE TO THE MARKET
- SPACIOUS GARAGE
- AMPLE GARDEN SPACE
- STUNNING VIEWS TO FRONT

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**** RARE TO THE MARKET * FOUR BEDROOMS * STUNNING VIEWS TO FRONT * QUIET CUL-DE-SAC LOCATION * SPACIOUS REAR GARDEN * AMPLE OFF ROAD PARKING ****

Sell Right Estate Agents are proud to present to the market this immaculately presented four bedroom detached in the popular Meadow Farm estate of Llantwit Fardre. The property is located within in a quaint and tranquil cul-de-sac street whereby properties are seldom available to the market. The property's convenient location is a short walk from a bus stop as well as the centre of Church Village where you will find an array of shops and amenities. The accommodation comprises of an entrance hallway, downstairs W.C, kitchen, spacious lounge, and a dining room. The first floor boasts a roomy landing area which offers access to a contemporary bathroom and four well proportioned bedrooms with an en-suite being found in the master bedroom. Externally the property benefits from substantial garden space to the front and rear with the front aspect offering off road parking for multiple vehicles. Please contact Sell Right Estate Agents to book your viewing on this stunning property.

Tenure: Freehold

Council Tax Band: E

Annual Gross Council Tax Charge: £2430.33

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>

Hallway

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, doors to downstairs W.C and lounge.

Downstairs W.C

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, W.C, vanity wash hand basin, radiator.

Lounge 13' 3" x 16' 3" (4.04m x 4.95m)

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

Dining Room 9' 11" x 12' 11" (3.01m x 3.93m)

UPVC double glazed window and patio doors to rear, plastered walls, textured ceiling, laminate flooring, opening to kitchen.

Kitchen 12' 4" x 12' 3" (3.77m x 3.74m)

UPVC double glazed window to rear, UPVC double glazed door to side, plastered walls and ceiling, tiled flooring, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, space for fridge/freezer, washing machine, dishwasher and cooker.

First Floor Landing

Papered and plastered walls, textured ceiling, carpet flooring, doors to bathroom, four bedrooms and built in storage.

Bathroom 5' 6" x 8' 2" (1.68m x 2.49m)

UPVC double glazed window to rear, tiled walls and flooring, pvc panelled ceiling, radiator, W.C and vanity wash hand basin unit, panelled bath with over head shower and folding side screen.

Bedroom One 9' 3" x 9' 7" (2.81m x 2.93m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobes and en-suite.

En-suite 5' 6" x 7' 1" (1.68m x 2.17m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, W.C, wash hand basin, shower cubicle.

Bedroom Two 11' 11" x 9' 7" (3.62m x 2.93m)

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

Bedroom Three 15' 1" x 8' 3" (4.61m x 2.52m)

UPVC double glazed window to side, velux window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Four 8' 11" x 6' 8" (2.71m x 2.04m)

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

Garage 17' 11" x 8' 5" (5.46m x 2.57m)

Power supply and side garage door.

Front Aspect

Front garden laid with stone chippings, decorated with a variety of plants, off road parking via block paved driveway, gated side access to rear garden, access to garage.

Rear Garden

Enclosed and tiered rear garden laid with lawn and patio areas, decorated with a variety of plants.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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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.