



Aspen Way

Llantwit Fardre Pontypridd, CF38 2LQ

£389,950

- NO ONWARD CHAIN
- INTEGRAL GARAGE
- EN-SUITE TO MASTER BEDROOMS
- FOUR BEDROOMS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- POTENTIAL TO EXTEND

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**** NO ONWARD CHAIN * FREEHOLD * FOUR BEDROOMS * DESIRED LOCATION * INTEGRAL GARAGE * AMPLE GARDEN SPACE ****

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom detached property in the popular 'Chandlers Reach' 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, lounge, dining room, kitchen/breakfast room, utility room and integral garage. The first floor benefits from a landing area which offers access to a spacious bathroom and the four bedrooms with an en-suite to the master bedroom. Externally the property boasts ample garden space to front and rear as well as off road parking to the front for multiple vehicles. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold
Council Tax Band: E
Annual Gross 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

UPVC double glazed door to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to downstairs W.C, lounge and kitchen, stairs to first floor landing.

Downstairs W.C

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

Lounge 17' 9" x 11' 8" (5.42m x 3.55m)

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

Dining Room 11' 9" x 10' 0" (3.57m x 3.04m)

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

Kitchen/Breakfast Room 11' 9" x 16' 5" (3.57m x 5.01m)

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

Utility Room 6' 9" x 7' 3" (2.07m x 2.22m)

UPVC double glazed window to side, plastered walls, textured ceiling, vinyl flooring, radiator, base units with laminate roll top work surfaces, stainless steel sink unit, door to garage.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, loft access, doors to bathroom, four bedrooms and fitted storage.

Bathroom 7' 10" x 6' 9" (2.40m x 2.06m)

Plastered and tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 11' 3" x 12' 3" (3.42m x 3.74m)

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

En-suite 7' 10" x 5' 2" (2.40m x 1.57m)

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

Bedroom Two 10' 5" x 12' 3" (3.17m x 3.74m)

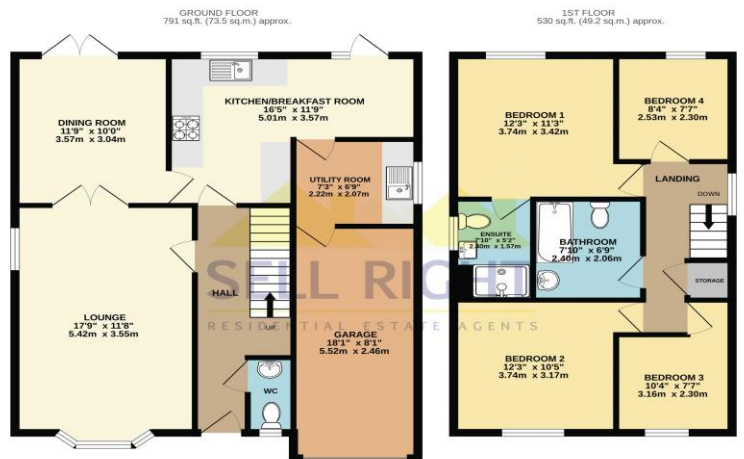
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Three 10' 5" x 7' 7" (3.17m x 2.30m)

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

Bedroom Four 8' 4" x 7' 7" (2.53m x 2.30m)

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



TOTAL FLOOR AREA: 1320 sq ft. (122.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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, fixtures and appliances shown here are not listed and no guarantee is given. Made with blueprints ©2024

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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.