



## Hibiscus Court

Llantwit Fardre Pontypridd, CF38 2NQ

**£195,000**

- NO ONWARD CHAIN
- TWO BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- LOW MAINTENANCE GARDENS
- FREEHOLD ON COMPLETION

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**\*\* NO ONWARD CHAIN \* FREEHOLD ON COMPLETION \* IMMACULATEDLY PRESENTED \* SUBSTANTIAL GARDEN SPACE \* POTENTIAL TO EXTEND \* TWO BEDROOMS \*\***

Sell Right Estate Agents are proud to bring to the market this two bedroom semi detached property in the ever popular Chandlers Reach estate of Llantwit Fardre. The property has been lovingly maintained and tastefully decorated, boasting an array of contemporary features. The property's convenient location allows itself easy access to the Church Village bypass and the wider transport links thereafter. The ground floor accommodation comprises of an entrance hallway, spacious lounge with bay window and contemporary kitchen. The first floor benefits from a landing area which offers access to a modern shower room, two well proportioned bedrooms both with fitted wardrobes and a storage cupboard. Externally the property benefits from off road parking via a driveway and ample garden space to the front, side and rear offering a prospective purchaser the opportunity to extend, subject to relevant planning permissions. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Leasehold

Ground Rent: £70 per annum

Lease Term Remaining: 64 years

Council Tax Band: C

Gross Annual Council Tax Charge: £1866.76

Water - Mains fed

Electricity - Mains fed

Sewerage - Connected to public sewer

Heating - Mains fed via gas 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, laminate flooring, radiator, door to lounge, stairs to first floor landing.

**Lounge** 13' 8" x 13' 10" (4.16m x 4.22m)

UPVC double glazed bay window to front, plastered walls, textured ceiling, laminate flooring, radiator, door to kitchen.

**Kitchen** 7' 9" x 13' 10" (2.36m x 4.22m)

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

**First Floor Landing**

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to shower room, two bedrooms and built in storage.

**Shower Room** 6' 5" x 5' 11" (1.96m x 1.80m)

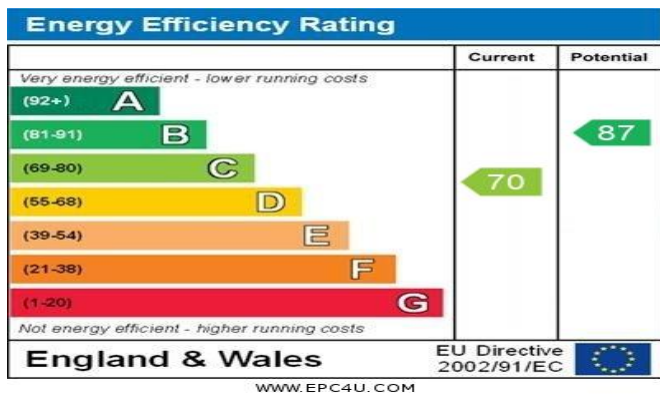
UPVC double glazed window to side, tiled walls, textured ceiling, vinyl flooring, towel rail radiator, W.C, wash hand basin, walk in shower cubicle, loft access.

**Bedroom One** 9' 10" x 11' 10" (2.99m x 3.61m)

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

**Bedroom Two** 10' 2" x 7' 7" (3.10m x 2.30m)

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



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 is given to their operability or efficiency can be given.  
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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.