



## Clos Caradog

Llantwit Fardre Pontypridd, CF38 2DQ

**£189,950**

- TWO BEDROOMS
- OFF ROAD PARKING
- INSULATED GYM/SUMMER HOUSE
- COMBI BOILER
- MODERN KITCHEN
- CONTEMPORARY BATHROOM

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# \*\* TWO BEDROOMS \* CONTEMPORARY BATHROOM \* OFF ROAD PARKING \* INSULATED GYM/SUMMER HOUSE \* MODERN KITCHEN \*\*

Sell Right Estate Agents are pleased to bring to the market this two bedroom terraced property in the Meadow Farm estate of Llantwit Fardre. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation comprises of an entrance hallway, spacious lounge and a modern kitchen. The first floor benefits from a landing area which offers access to a contemporary bathroom and two well proportioned bedrooms with ample built in wardrobe space in the second bedroom. Externally the property boasts off road parking, and ample garden space to the front and rear with the rear garden showcasing a fully insulated gym/summer house with power supply. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1866.67

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 Hall

UPVC double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, door to lounge, stairs to first floor landing.

## Lounge 15' 1" x 13' 0" (4.61m x 3.95m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiators, opening to kitchen.

## Kitchen 7' 3" x 13' 0" (2.20m x 3.95m)

UPVC double glazed windows and door to rear, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and gas hob with overhead extractor hood.

## First Floor Landing

Plastered walls, textured ceiling carpet flooring, access to loft, doors to bathroom, two bedrooms and storage cupboard.

## Bathroom 6' 3" x 6' 3" (1.90m x 1.90m)

UPVC double glazed window to rear, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, panelled bath with overhead shower and glass side screen, wash hand basin, W.C.

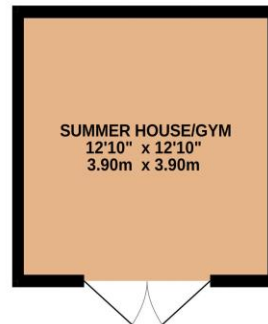
## Bedroom One 10' 6" x 13' 0" (3.20m x 3.95m)

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

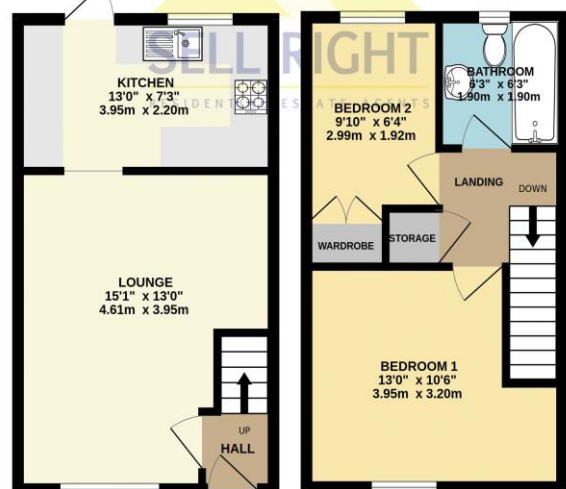
## Bedroom Two 9' 10" x 6' 4" (2.99m x 1.92m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobe.

GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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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.