



## Cae Fardre

Church Village Pontypridd, CF38 1DT

**£99,950**

- NO ONWARD CHAIN
- SPACIOUS LOUNGE
- MAISONETTE
- THREE BEDROOMS
- REAR GARDEN
- CLOSE TO AMENITIES

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* FIRST FLOOR MAISONETTE \* CLOSE TO AMENITIES \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom maisonette in Church Village. The property is conveniently located by being within easy access of the Church Village bypass as well as a number of shops and bars in the vicinity. The property is also located within short walking distance to Llantwit Fardre Primary School and Garth Olwg Welsh speaking primary and comprehensive schools. The first floor accommodation comprises of an entrance hallway, spacious lounge, and kitchen. The first floor benefits from a landing area which offers access to the loft, bathroom and three well proportioned bedrooms. Externally the property showcases ample garden space to the rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Leasehold

Lease term remaining: 81 years

Ground rent: £10 per annum

Service charges: £378.78 per annum

Council Tax Band: A

Annual Gross Council Tax Charge: £1400.07

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>

**Entrance Hallway**

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, doors to lounge and kitchen, stairs to landing.

**Lounge** 11' 6" x 19' 10" (3.51m x 6.04m)

UPVC double glazed windows to front, plastered walls, textured ceiling, carpet flooring, radiator, opening to kitchen.

**Kitchen** 11' 11" x 10' 0" (3.63m x 3.04m)

UPVC double glazed window to rear, tiled and textured walls, textured ceiling vinyl flooring, wall and base units with laminate roll top work surfaces, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, space for washing machine and fridge/freezer.

**Landing**

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

**Bathroom** 5' 5" x 7' 7" (1.66m x 2.32m)

UPVC double glazed window to rear, tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

**Bedroom One** 11' 11" x 13' 8" (3.63m x 4.17m)

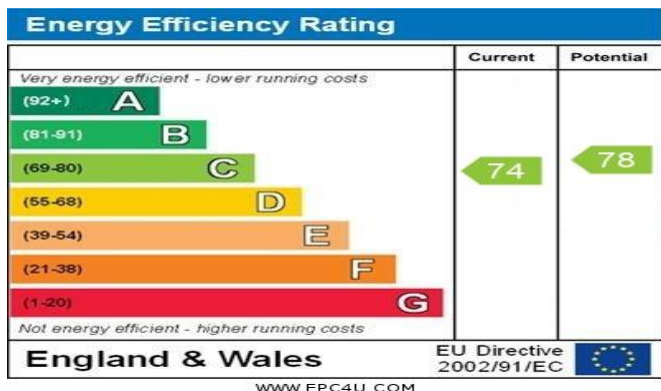
UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, radiator, fitted wardrobes.

**Bedroom Two** 8' 8" x 13' 8" (2.63m x 4.17m)

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

**Bedroom Three** 8' 5" x 8' 8" (2.56m x 2.64m)

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



TOTAL FLOOR AREA: 882 sq.ft. (81.9 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.