



## Clos Caradog

Llantwit Fardre Pontypridd, CF38 2DQ

**£175,000**

- NO ONWARD CHAIN
- TWO BEDROOMS
- SPACIOUS LOUNGE
- AMPLE GARDEN SPACE
- TWO OFF ROAD PARKING SPACES
- CONTEMPORARY BATHROOM

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**\*\* NO ONWARD CHAIN \* TWO BEDROOMS \* SOUTH FACING REAR GARDEN \* SPACIOUS LOUNGE \* TWO OFF ROAD PARKING SPACES \*\***

Sell Right Estate Agents are pleased to bring to the market this two bedroom terraced property in the ever desired 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 kitchen. The first floor benefits from a landing area which offers access to a roomy bathroom and two well proportioned bedrooms and access to a fully boarded loft with a velux window. Externally the property boasts two designated off road parking, lawned front garden and a low maintenance south facing garden to the rear. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1866.76

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 door to front, plastered walls, textured ceiling, wood 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, textured ceiling, wood flooring, radiator, door to kitchen.

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

UPVC double glazed window and door to rear, plastered walls, textured ceiling, laminate flooring, radiator, base units with laminate roll top work surfaces and tiled splash backs.

### First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom and bedrooms, pull down ladder offering access to fully boarded loft with velux window.

### Bathroom 6' 3" x 6' 4" (1.91m x 1.92m)

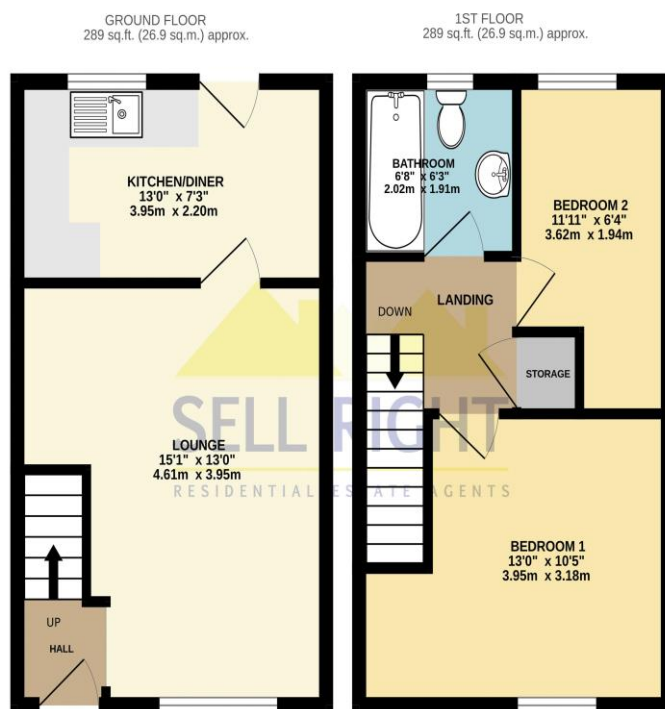
UPVC double glazed window to rear, tiled walls, textured ceiling, laminate flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

### Bedroom One 10' 5" x 13' 0" (3.18m x 3.95m)

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

### Bedroom Two 12' 0" x 6' 4" (3.67m x 1.94m)

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



#### DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.