



Ffordd Y Friallen

Llantwit Fardre Pontypridd, CF38 2FH

£279,950

- NHBC WARRANTY REMAINING
- RECENTLY BUILT PROPERTY
- EN-SUITE TO BEDROOM ONE
- THREE BEDROOMS
- HIGH SPEC DECOR
- OFF ROAD PARKING

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**** RECENTLY BUILT PROPERTY * OVER £17,000 IN EXTRAS SPENT ON PROPERTY * HIGH SPEC DECOR * THREE BEDROOMS * EN-SUITE TO BEDROOM ONE ****

Sell Right Estate Agents are pleased to bring to the market this stunning three bedroom detached property which has been recently built by Bellway in their Coed Derw site in Llantwit Fardre. The property is conveniently located by being within close proximity to local shops and amenities as well being an excellent commuter location to Cardiff. The current owner has adopted the mantra of 'no expense spared' when making their selections with new home builder and has chosen some classy features such as granite work tops, amtico flooring and upgraded integrated appliances in the kitchen, as well as some truly stylish tiling in the bathrooms.

The ground floor accommodation comprises of an entrance hallway with a composite door, downstairs W.C with Roca sanitaryware, a light and airy lounge and a stunning Cranbrook Sage coloured shaker kitchen which boasts an array of integrated appliances. The first floor benefits from a roomy landing area, three bedrooms with carpets as well as a family bathroom and an en-suite, both complete with Roca sanitaryware and some classy tiling. Externally the property boasts off road parking for two cars to the front aspect. To the rear exterior you will find ample garden space which has been laid with lawn and boasts some beautiful south easterly views towards the Garth Mountain.

Please contact Sell Right Estate Agents to book your viewing on this lovely home.

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 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

Composite door to front, plastered walls and ceiling, carpet flooring, radiator, doors to downstairs W.C and lounge.

Downstairs W.C

Plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin with mixer tap.

Lounge 16' 9" x 12' 9" (5.11m x 3.89m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to kitchen and under stairs storage, stairs to first floor landing.

Kitchen/Diner 11' 0" x 15' 7" (3.36m x 4.75m)

UPVC double glazed windows and patio doors to rear garden, plastered walls and ceiling, amtico flooring, radiator, wall and base units with plinth lighting, granite work tops and splash backs, inset sink unit with pull down mixer tap, integrated appliances to include dishwasher, washing machine, fridge/freezer, oven and hob with over head extractor hood.

First Floor Landing

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

Bathroom 6' 6" x 8' 2" (1.97m x 2.50m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, radiator, W.C, wash hand basin with mixer tap, panelled bath.

Bedroom One 11' 0" x 10' 10" (3.36m x 3.30m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to built in storage and en-suite.

En-suite 7' 11" x 4' 6" (2.41m x 1.38m)

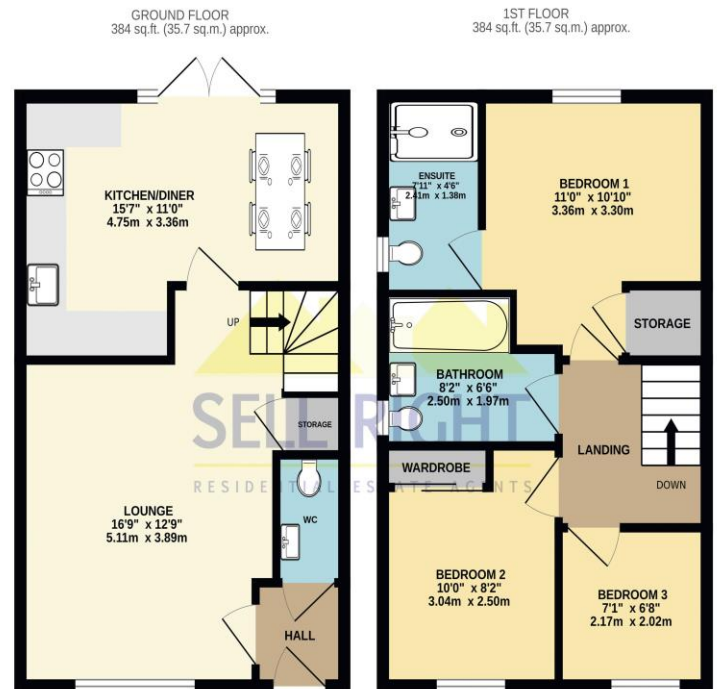
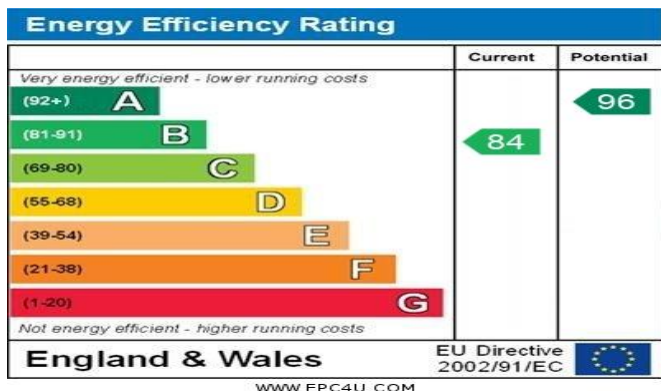
UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin with mixer tap, waterfall shower cubicle.

Bedroom Two 10' 0" x 8' 2" (3.04m x 2.50m)

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

Bedroom Three 6' 8" x 7' 1" (2.02m x 2.17m)

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



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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.