



Lancaster Drive

Llantwit Fardre Pontypridd, CF38 2NS

£230,000

- FRONT PORCH
- OFF ROAD PARKING
- THREE BEDROOMS
- CORNER PLOT
- SEMI DETACHED
- DETACHED GARAGE

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** OFF ROAD PARKING * DETACHED GARAGE * CORNER PLOT **

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the ever desirable Crown Hill estate of Llantwit Fardre. The property's convenient location allows for easy access to all local shops and transport links including the Church Village Bypass, as well being within a stones through of Maesybryn Primary School. The ground floor accommodation comprises of an entrance porch, hallway, spacious lounge, kitchen and dining room. The first floor features a landing area which offers access to a four piece bathroom, three well proportioned bedrooms and a built in storage cupboard. Owing to its corner plot, the property showcases ample garden space to the front, side and rear. The property also possesses ample off road parking via a driveway which leads on to a substantially sized detached garage.

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

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 Porch

UPVC double glazed windows and door to front, plastered walls and ceiling, tiled flooring, UPVC double glazed window and door to hallway.

Hallway

Plastered walls, papered ceiling, carpet flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 13' 2" x 14' 7" (4.02m x 4.45m)

UPVC double glazed window to front, papered walls and ceiling, carpet flooring, radiator, opening to dining room.

Dining Room 9' 10" x 8' 2" (3.00m x 2.50m)

UPVC double glazed patio doors to rear garden, papered walls and ceiling, carpet flooring, radiator, doors to under stairs storage and kitchen.

Kitchen 11' 9" x 9' 2" (3.59m x 2.80m)

UPVC double glazed windows and door to rear garden, papered and tiled walls, papered ceiling, laminate flooring, radiator, wall and base units with laminate roll top work surfaces, stainless steel sink unit with pull down mixer tap, integrated oven and hob with over head extractor fan.

First Floor Landing

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

Bathroom 5' 7" x 9' 9" (1.69m x 2.98m)

UPVC double glazed window to rear, plastered and tiled walls, papered ceiling, laminate flooring, chrome towel rail radiator, W.C, vanity wash hand basin, panelled corner bath, shower cubicle.

Bedroom One 11' 2" x 11' 6" (3.41m x 3.50m)

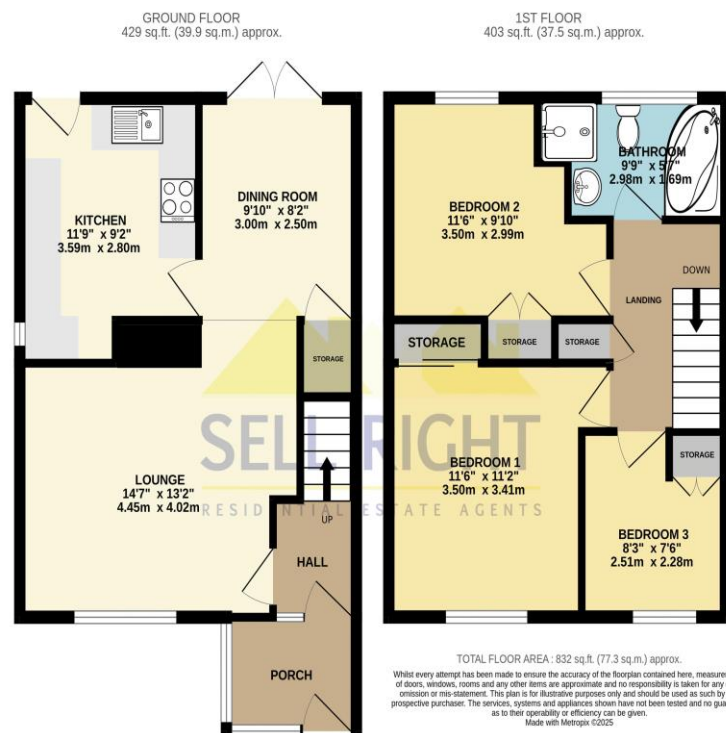
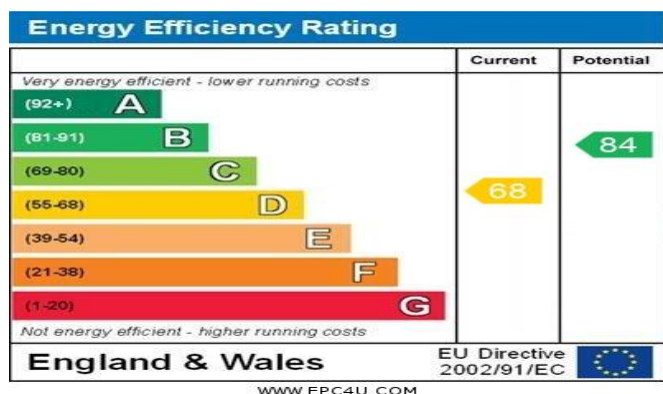
UPVC double glazed window to front, papered and plastered walls, papered ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.

Bedroom Two 9' 10" x 11' 6" (2.99m x 3.50m)

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

Bedroom Three 8' 3" x 7' 6" (2.51m x 2.28m)

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



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.