



## Heol Y Foel

Llantwit Fardre Pontypridd, CF38 2EQ

**£399,950**

- FOUR BEDROOMS
- EN-SUITE TO MASTER
- DOUBLE GARAGE
- LANDSCAPED GARDEN
- STUNNING VIEWS TO FRONT
- SUBSTANTIAL PLOT

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**\*\* DOUBLE GARAGE \* SUBSTANTIALLY SIZED PLOT \* STUNNING VIEWS TO FRONT \* FOUR BEDROOMS \* EN-SUITE TO MASTER \* WALKING DISTANCE TO SCHOOLS \* MODERNISED THROUGHOUT \*\***

Sell Right Estate Agents are pleased to bring to the market this spacious and immaculately presented four bedroom detached home located in the popular Meadow Farm estate of Llantwit Fardre. The property benefits from being within walking distance to Garth Olwg Welsh speaking primary and comprehensive schools as well as Gwauncvelyn and Llantwit Fardre English speaking primary schools. You will also find an array of local shops, pubs and cafes within the locality. The property has also been tastefully renovated by the current owners with works such as the creation of a light and contemporary kitchen/diner and a stylishly landscaped rear garden. Owing to its elevated position, the property also boasts stunning south facing views to the front aspect.

The ground floor accommodation comprises of an entrance porch, hallway, downstairs W.C, bay fronted lounge, kitchen/diner, a handy utility room and a spacious double garage set with power supply. The first floor boasts a spacious light and airy landing area which offers access to the loft, built-in storage, stunning bathroom and four well proportioned bedrooms with a recently modernised en-suite being found in the master bedroom. Externally the property boasts a substantially sized plot with ample and well maintained garden space to the front and rear. Please contact Sell Right Estate Agents to book you viewing on this stunning home.

- Tenure: Freehold  
Council Tax Band: E  
Gross Annual Council Tax Charge: £2566.79  
Parking: Off Road Via Driveway  
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 Porch**

Window and door to front, plastered walls and ceiling, ceramic tiled flooring, opening to hallway.

**Hallway**

Plastered walls and ceiling, ceramic tiled flooring, radiator, doors to downstairs W.C, lounge, and kitchen/diner, stairs to first floor landing.

**Downstairs W.C**

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, tiled flooring, W.C, vanity wash hand basin.

**Kitchen/Diner 12' 1" x 19' 3" (3.69m x 5.86m)**

UPVC double glazed window to rear, double glazed sliding doors to rear garden, plastered walls and ceiling, ceramic tiled flooring, radiators, wall and base units with laminate work tops and splash backs, ceramic sink unit with mixer tap, integrated appliances include double oven, electric hob, fridge/freezer, dishwasher and wine cooler, solid wood doors to under stairs storage and utility room.

**Utility Room 4' 9" x 6' 11" (1.46m x 2.11m)**

Plastered walls and ceiling, ceramic tiled flooring, wall and base units with laminate work tops, solid wood door to double garage.

**Double Garage 17' 3" x 17' 10" (5.25m x 5.43m)**

Garage doors to front, UPVC double glazed window and door to rear garden, power supply.

**Lounge 11' 1" x 19' 3" (3.39m x 5.86m)**

UPVC double glazed windows to front, plastered walls with mosaic tiled feature wall, plastered ceiling, carpet flooring, radiator.

**First Floor Landing**

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, loft access, doors to bathroom, four bedrooms and over stairs storage.

**Bathroom 5' 10" x 6' 3" (1.79m x 1.91m)**

UPVC double glazed window to side, tiled walls and flooring, plastered ceiling, chrome towel rail radiator, vanity W.C and wash hand basin unit, freestanding bathtub with mixer tap.

**Bedroom One 9' 2" x 11' 8" (2.80m x 3.55m)**

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

**En-suite 4' 9" x 6' 3" (1.45m x 1.91m)**

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

**Bedroom Two 11' 3" x 9' 5" (3.44m x 2.87m)**

UPVC double glazed window to front, plastered walls with wood paneling, plastered ceiling, carpet flooring, radiator.

**Bedroom Three 9' 2" x 7' 4" (2.80m x 2.23m)**

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

**Bedroom Four 8' 4" x 9' 6" (2.53m x 2.89m)**

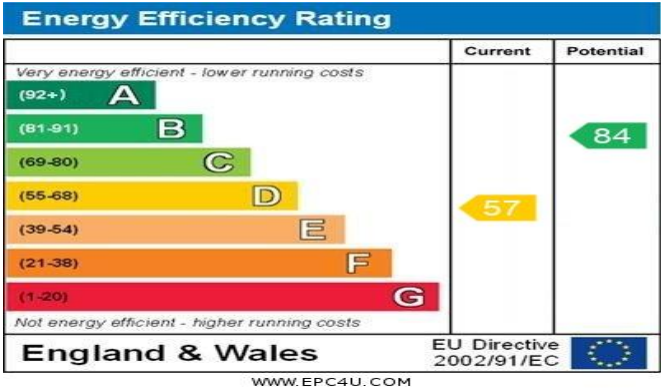
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

**Front Aspect**

Substantially sized front garden laid with lawn and tastefully decorated with a variety of plants and trees.

**Rear Garden**

Spacious and recently landscaped rear garden with a stylish patio and a flat lawn area decorated with plant border.



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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.