



Tudor Way

Llantwit Fardre Pontypridd, CF38 2NG

£269,500

- FOUR BEDROOMS
- MODERN KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- DETACHED GARAGE
- TASTEFULLY DECORATED
- OFF ROAD PARKING

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**** FOUR BEDROOMS * MODERN KITCHEN/DINER * SOUTH FACING REAR GARDEN * DETACHED GARAGE * OFF ROAD PARKING ****

Sell Right Estate Agents are pleased to bring to the market this spacious and immaculately presented four bedroom semi detached property in the ever desirable Crown Hill estate of Llantwit Fardre. The vendors have added an additional bedroom to the property with a loft conversion which they possess all the necessary planning and regulations documents for. The property's convenient location allows for easy access to all local shops and transport links including the Church Village Bypass. The ground floor accommodation comprises of an entrance hallway, spacious lounge and a modern kitchen/diner. The first floor features a landing area which offers access to a contemporary bathroom, three well proportioned bedrooms and stairs leading up to the principal bedroom. Externally the property showcases ample garden space to the front and rear with the rear benefiting from being south facing. The property also possesses ample off road parking which offers access 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

Annual Gross Council Tax Charge: £1866.76

Parking: Off Road Via Driveway

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 and door to front, plastered walls and ceiling, wood flooring, radiator, door to lounge, stairs to first floor landing.

Lounge

12' 11" x 14' 8" (3.94m x 4.47m)
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to kitchen/diner.

Kitchen/Diner

10' 0" x 18' 0" (3.04m x 5.48m)
UPVC double glazed windows and doors to rear garden, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob with over head extractor hood, built in under the stairs storage.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, doors to bathroom, built in storage cupboard, three bedrooms and bathroom, stairs to bedroom one.

Bathroom

5' 10" x 6' 5" (1.78m x 1.96m)
UPVC double glazed window to rear, tiled walls and flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One

13' 0" x 13' 4" (3.95m x 4.07m)
Velux windows to front and rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two

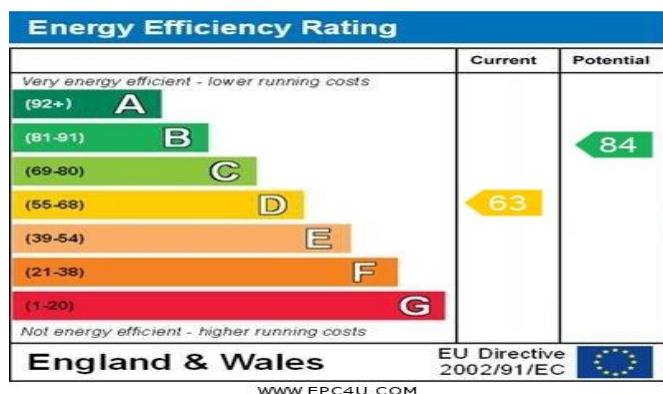
11' 0" x 14' 8" (3.35m x 4.47m)
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three

10' 0" x 11' 5" (3.04m x 3.47m)
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Four

6' 11" x 7' 7" (2.12m x 2.31m)
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 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.