



Yr Hendre

Nantgarw Cardiff, CF15 7TG

£220,000

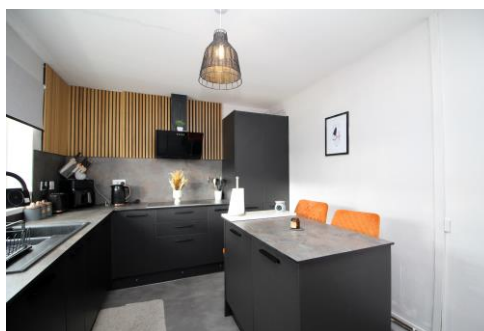
- THREE BEDROOMS
- ON STREET PARKING
- STUNNING KITCHEN
- MODERN DECOR
- EXCELLENT TRANSPORT LINKS
- SPACIOUS LOUNGE

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**** MODERN KITCHEN WITH INTEGRATED APPLIANCES * TASTEFULLY DECORATED * EXCELLENT TRANSPORT LINKS *
THREE BEDROOMS * SEMI DETACHED ****

Sell Right Estate Agents are proud to present to the market this three bedroom semi detached property in Nantgarw. The property is also within easy reach of the A470 link road which provides excellent commuter access to a number of destinations such as Caerphilly and Cardiff. The ground floor accommodation boasts an entrance porch, hallway, lounge, modern kitchen with an array of integrated appliances and a downstairs W.C. The first floor comprises of a landing area offering access to three well proportioned bedrooms, a bathroom and a separate W.C. Externally the property boasts ample and low maintenance garden space to the front as well as a rear lawn. 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: £1845.10

Parking: On Street

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 doors to front and rear, plastered walls and ceiling, laminate flooring, door to hallway.

Hallway

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, doors to lounge, kitchen and downstairs W.C, stairs to first floor landing.

Downstairs W.C

Plastered walls and ceiling, laminate flooring, radiator, W.C, wash hand basin.

Kitchen 9' 3" x 13' 0" (2.81m x 3.95m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, wall and base units with laminate work tops, sink unit with mixer tap, centre island with inset breakfast bar, integrated appliances include oven, microwave, dishwasher, washing machine, fridge/freezer, wine cooler and hob with angled extractor hood.

Lounge 11' 9" x 13' 0" (3.57m x 3.95m)

UPVC double glazed sliding doors to rear, plastered and wood panelled walls, plastered ceiling, laminate flooring, radiator.

First Floor Landing

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

Bathroom 6' 0" x 5' 11" (1.83m x 1.81m)

UPVC double glazed window to front, plastered and tiled walls, laminate flooring, radiator, panelled bath with over head shower, vanity wash hand basin.

Upstairs W.C

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, W.C.

Bedroom One 11' 5" x 10' 5" (3.47m x 3.17m)

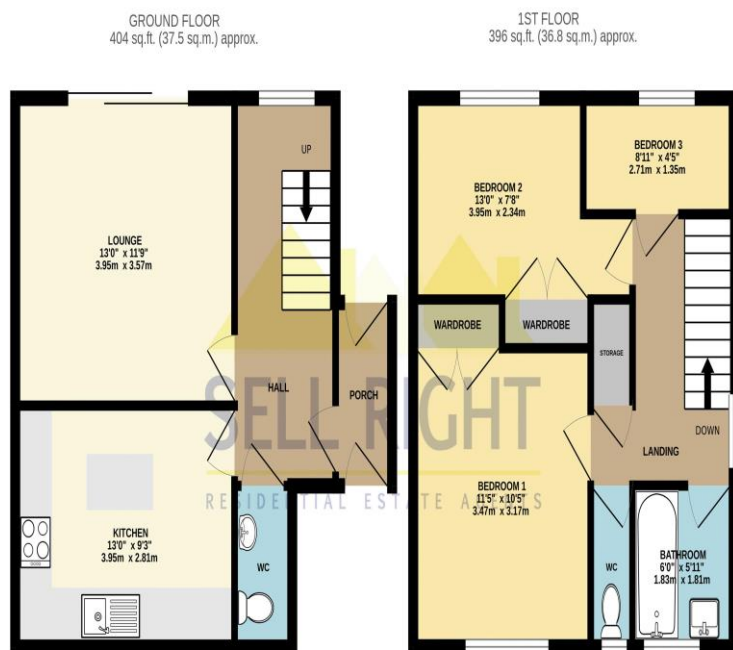
UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, doors to built in wardrobe.

Bedroom Two 7' 8" x 13' 0" (2.34m x 3.95m)

UPVC double glazed window to rear, plastered walls and ceiling, laminate flooring, radiator, doors to built in wardrobe.

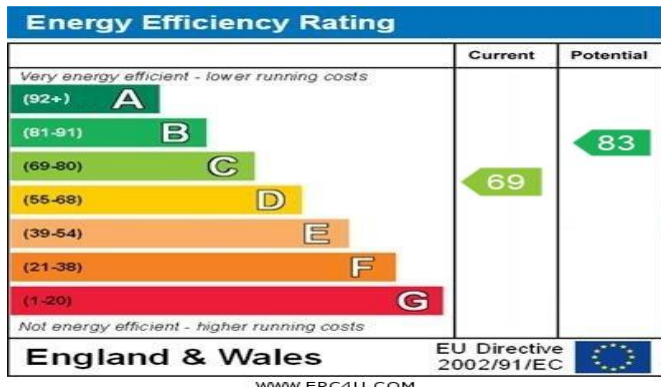
Bedroom Three 4' 5" x 8' 11" (1.35m x 2.71m)

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



TOTAL FLOOR AREA: 800 sq.ft. (74.3 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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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.