



Acer Avenue

Llantwit Fardre Pontypridd, CF38 2JW

£219,950

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- OFF ROAD PARKING
- SOUTH FACING REAR GARDEN
- CONTEMPORARY BATHROOM
- COUNTRYSIDE VIEWS TO REAR

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**** MODERNISED THROUGHOUT * NEUTRALLY DECORATED * SOUTH FACING REAR GARDEN * AMPLE SIZED PLOT * TWO DOUBLE BEDROOMS * COUNTRYSIDE VIEWS TO REAR ****

Sell Right Estate Agents are proud to bring to the market this two bedroom semi detached property in the ever popular Chandlers Reach estate of Llantwit Fardre. The estate is located convenient location which allows itself easy access to the Church Village bypass and the wider transport links thereafter. The ground floor accommodation comprises of an entrance hallway, spacious lounge and a contemporary kitchen/diner which opens out to the rear garden. The first floor benefits from a landing area which offers access to the bathroom, two double bedrooms, an airing cupboard and access to boarded loft with a pull down ladder attached. Externally the property benefits from off road parking via a driveway and ample garden space to the front and rear, with the rear garden boasting south facing, countryside views. The property also boasts a handy shed to the side which has been insulated, as well as benefiting from power supply. Please contact Sell Right Estate Agents to book your viewing on this immaculately maintained property.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1964.76

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 Hallway

Double glazed composite door to front, plastered walls and ceiling, LVT flooring, stairs to first floor landing, door to lounge.

Lounge 13' 8" x 13' 9" (4.16m x 4.18m)

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

Kitchen/Diner 7' 9" x 13' 9" (2.37m x 4.18m)

UPVC double glazed window and patio doors to front, plastered walls and ceiling, LVT flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, doors to bathroom, two bedrooms and fitted storage, pull down ladder to boarded loft.

Bathroom 6' 4" x 5' 11" (1.93m x 1.80m)

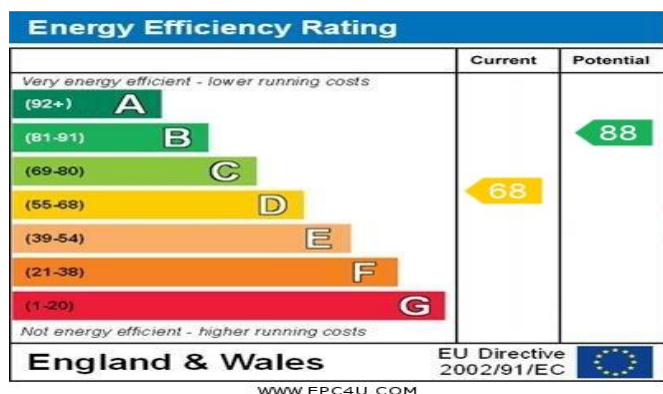
UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head mains waterfall shower and glass side screen.

Bedroom One 10' 0" x 10' 4" (3.05m x 3.14m)

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

Bedroom Two 11' 9" x 7' 6" (3.58m x 2.29m)

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



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.