



Main Road

Llantwit Fardre Pontypridd, CF38 2HE

£275,000

- FOUR BEDROOMS
- TWO BATHROOMS
- MODERN KITCHEN/DINER
- OFF ROAD PARKING TO REAR
- THREE RECEPTION ROOMS
- EXCELLENT TRANSPORT

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**** NO ONWARD CHAIN * OFF ROAD PARKING TO REAR * MODERN KITCHEN/DINER * TWO BATHROOMS * FOUR BEDROOMS * THREE RECEPTION ROOMS * SOUTH FACING REAR ****

Sell Right Estate Agents are pleased to bring to the market this spacious four bedroom semi detached property in Llantwit Fardre. The property is conveniently located by being within short walking distance to all local amenities and transport links, as well as a range of primary and secondary schools. The lower ground floor accommodation boasts a kitchen, shower room, reception room and two of the four bedrooms. The ground floor showcases a hallway, modern kitchen/diner, lounge and sitting room. The first floor benefits from a landing area which offers access to a contemporary four piece bathroom and the remaining two bedrooms. Externally the property boasts ample off road parking via a block paved driveway as well as two decked areas offering elevated views of the surrounding area. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

- Tenure: Freehold
Council Tax Band: B
Annual Gross Council Tax Charge: £1719.15
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>

Lower Ground Floor Kitchen 14' 2" x 13' 11" (4.31m x 4.25m)
UPVC double glazed window and door to rear, plastered walls and ceiling, laminate flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and hob, door to shower room, openings to reception room and lower ground floor hall.

Shower Room 5' 7" x 6' 2" (1.70m x 1.89m)
UPVC double glazed window to rear, plastered and papered walls, tiled flooring, plastered ceiling, radiator, W.C, wash hand basin, shower cubicle.

Reception Room 15' 9" x 8' 6" (4.81m x 2.59m)
UPVC double glazed doors to rear, plastered walls and ceiling, laminate flooring, radiator, door to bedroom four.

Bedroom Four 11' 2" x 8' 4" (3.41m x 2.54m)
Plastered and papered walls, plastered ceiling, laminate flooring.

Lower Ground Floor Hallway
Plastered walls and ceiling, carpet flooring, door to bedroom three, spiral stairs to kitchen/diner.

Bedroom Three 11' 5" x 12' 11" (3.47m x 3.94m)
Plastered walls and ceiling, laminate flooring.

Kitchen/Diner 21' 10" x 11' 2" (6.65m x 3.40m)
UPVC double glazed windows to front and rear, plastered and papered walls, plastered ceiling, vinyl flooring, radiator, wall and base units with laminate work tops, sink unit with mixer tap, integrated oven and hob, doors to store room and hallway, opening to sitting room.

Sitting Room 7' 5" x 9' 2" (2.25m x 2.80m)
UPVC double glazed doors to decked veranda, plastered walls and ceiling, carpet flooring, opening to lounge.

Lounge 12' 4" x 9' 9" (3.76m x 2.98m)

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

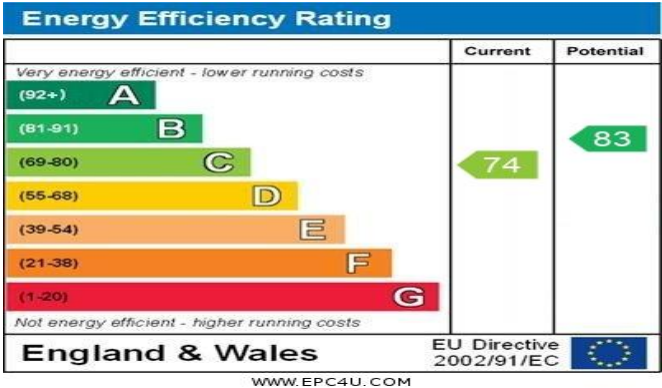
Ground Floor Hallway
UPVC double glazed door to front, plastered walls and ceiling, carpet flooring, stairs to first floor landing.

First Floor Landing
UPVC double glazed window to front, plastered walls and ceiling, doors to bathroom and bedrooms one and two.

Bathroom 7' 7" x 12' 6" (2.31m x 3.82m)
UPVC double glazed window to rear, tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath, walk in shower cubicle, door to built in storage.

Bedroom One 12' 5" x 9' 10" (3.78m x 3.00m)
UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator.

Bedroom Two 13' 4" x 7' 8" (4.07m x 2.34m)
UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator.



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.