



Ystrad Barwig Cottages

Llantwit Fardre Pontypridd, CF38 2HA

£174,950

- NO ONWARD CHAIN
- TWO BEDROOMS
- SPACIOUS KITCHEN
- THREE BEDROOMS
- SUBSTANTIALLY SIZED LOUNGE
- CHARMING COTTAGE

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**** SPACIOUS KITCHEN * THREE DOUBLE BEDROOMS * TWO BATHROOMS * SUBSTANTIALLY SIZED LOUNGE * CLOSE TO AMENITIES ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom terraced cottage in Llantwit Fardre. The property's location is well served by being within close proximity to amenities, transport links and schools such as Maes Y Bryn Primary School and the Church Village Bypass. The ground floor accommodation comprises of a substantially sized lounge, contemporary kitchen and a bathroom. The first floor benefits from a landing area offering access to three double bedrooms and a 'Jack & Jill' shower room. Externally the property boasts a courtyard to the front and ample rear garden space. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2210.34

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>

Lounge 13' 3" x 21' 0" (4.04m x 6.40m)

UPVC double glazed window and door to front, plastered and papered walls, plastered ceiling, laminate flooring, radiator, log burner, door to kitchen, stairs to first floor landing.

Kitchen 9' 8" x 13' 7" (2.95m x 4.14m)

UPVC double glazed window to rear, plastered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, integrated oven and hob with over head extractor hood, door to rear lobby.

Rear Lobby

UPVC double glazed door to rear, plastered walls, textured ceiling, tiled flooring, door to bathroom.

Bathroom 9' 10" x 7' 0" (2.99m x 2.14m)

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

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, plastered walls and ceiling, doors to three bedrooms and 'Jack & Jill' shower room.

Shower Room 5' 10" x 6' 3" (1.77m x 1.90m)

Plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom One 9' 7" x 18' 6" (2.93m x 5.63m)

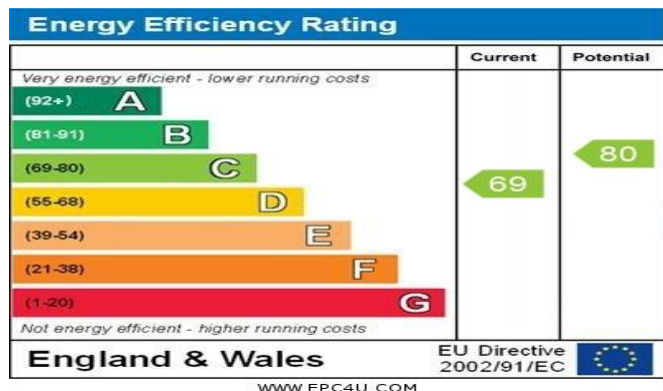
UPVC double glazed windows to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to 'Jack & Jill' shower room and built storage.

Bedroom Two 13' 4" x 10' 5" (4.06m x 3.18m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.

Bedroom Three 10' 2" x 7' 2" (3.11m x 2.19m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, door to built in storage.



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.