



York Drive

Llantwit Fardre Pontypridd, CF38 2NR

£199,950

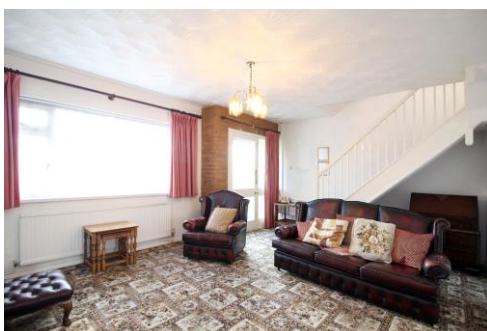
- NO ONWARD CHAIN
- CLOSE TO SCHOOLS
- THREE BEDROOMS
- DETACHED GARAGE
- EXCELLENT POTENTIAL
- OFF ROAD PARKING

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**** NO ONWARD CHAIN * OFF ROAD PARKING * DETACHED GARAGE * THREE BEDROOMS ****

Sell Right Estate Agents are pleased to bring to the market this three bedroom semi-detached property in the ever desirable Crown Hill estate of Llantwit Fardre. The property's convenient location allows for easy access to all local shops and transport links including the Church Village Bypass, as well being within walking distance of Maesybryn Primary School. The ground floor accommodation comprises of an entrance porch, spacious lounge, kitchen and dining room. The first floor features a landing area which offers access to a bathroom, separate W.C and three well proportioned bedrooms. Externally the property showcases ample garden space to the front and rear. The property also possesses ample off road parking via a driveway which leads on to a detached garage. Please contact Sell Right Estate Agents to book your viewing.

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

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>

Porch

Aluminium sliding doors to front, textured walls and ceiling, carpet flooring, door to lounge.

Lounge 13' 1" x 18' 0" (4.00m x 5.48m)

UPVC double glazed window to front, textured walls and ceiling, carpet flooring, radiator, stairs to first floor landing, opening to dining room.

Dining Room 10' 5" x 9' 1" (3.17m x 2.78m)

Aluminium doors to rear garden, textured walls and ceiling, carpet flooring, radiator, door to kitchen.

Kitchen 10' 5" x 8' 4" (3.17m x 2.55m)

UPVC double glazed window and door to rear, tiled and papered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit.

First Floor Landing

UPVC double glazed window to side, textured walls and ceiling, carpet flooring, doors to bathroom, W.C and three bedrooms.

Bathroom 5' 7" x 7' 5" (1.70m x 2.25m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, wash hand basin, panelled bath.

W.C

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, vinyl flooring, W.C.

Bedroom One 13' 2" x 10' 5" (4.02m x 3.18m)

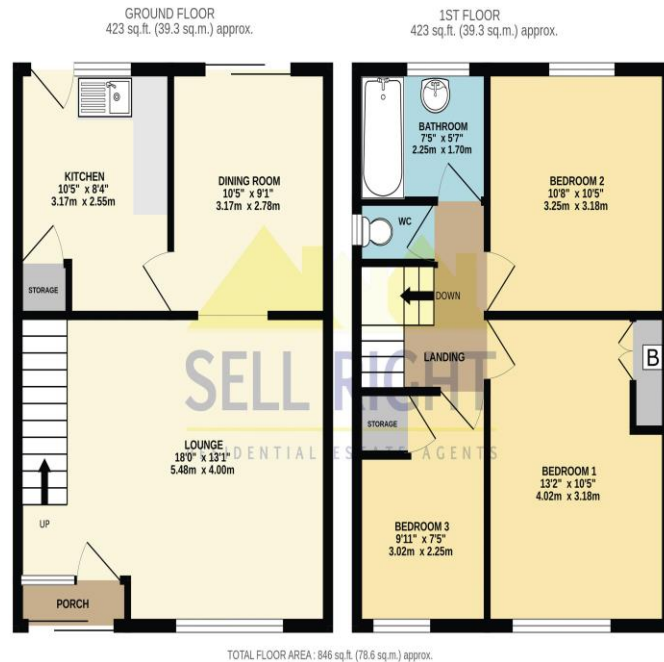
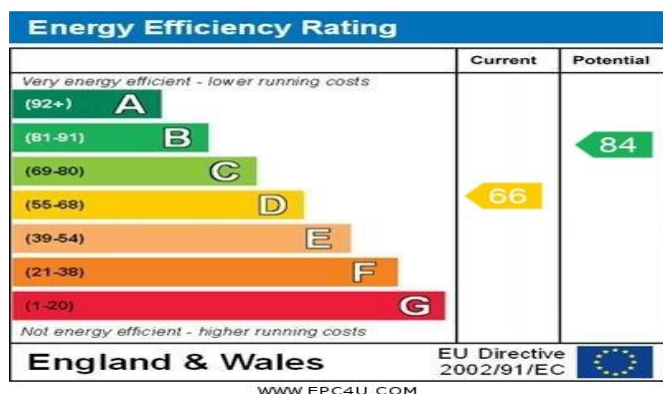
UPVC double glazed window to front, papered walls, plastered ceiling, carpet flooring, radiator, door to storage cupboard.

Bedroom Two 10' 8" x 10' 5" (3.25m x 3.18m)

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

Bedroom Three 9' 11" x 7' 5" (3.02m x 2.25m)

UPVC double glazed window to front, plastered walls and 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.