



St. Annes Drive

Llantwit Fardre Pontypridd, CF38 2PB

£245,000

- THREE BEDROOMS
- PRIVATE REAR GARDEN
- DETACHED GARAGE
- CONSERVATORY TO REAR
- OFF ROAD PARKING
- SPACIOUS KITCHEN/DINER

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**** OFF ROAD PARKING * DETACHED GARAGE * THREE BEDROOMS * SPACIOUS KITCHEN/DINER * CONSERVATORY TO REAR ****

Sell Right Estate Agents are pleased to bring to the market this spacious 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 Maesybry Primary School. The ground floor accommodation comprises of an entrance hallway, cosy lounge, kitchen/diner and a conservatory. The first floor features a landing area which offers access to a roomy bathroom, three well proportioned bedrooms and a built in storage cupboard. Externally the property showcases low maintenance garden space to the front and rear, as well as possessing ample off road parking via a driveway which leads on to a substantially sized detached garage. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

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>

Entrance Hallway

UPVC double glazed window and door to front, plastered walls, textured ceiling, carpet flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 11' 1" x 14' 8" (3.39m x 4.46m)

UPVC double glazed window to front, plastered walls, papered ceiling, laminate flooring, radiator, doors to kitchen/diner.

Kitchen/Diner 12' 0" x 17' 11" (3.65m x 5.47m)

UPVC double glazed window to rear, textured walls, plastered ceiling, laminate flooring, radiator, wall and base units with tiled splash backs, sink unit with mixer tap, integrated oven and gas hob, doors to built in storage, UPVC double glazed doors to conservatory.

Conservatory 11' 11" x 7' 8" (3.64m x 2.34m)

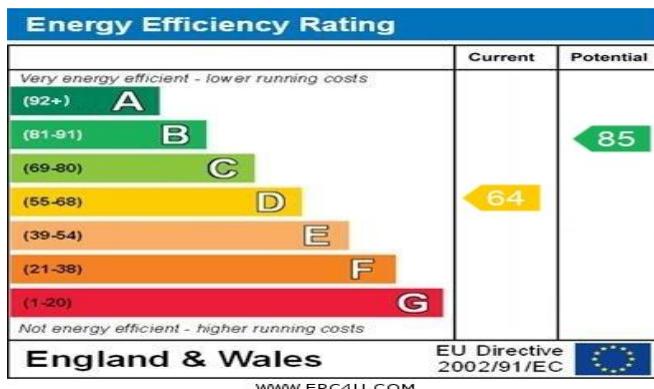
UPVC double glazed windows and door to rear, plastered walls, laminate flooring.

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage, loft access.

Bathroom 5' 5" x 7' 9" (1.66m x 2.37m)

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



Bedroom One 11' 2" x 11' 3" (3.40m x 3.44m)

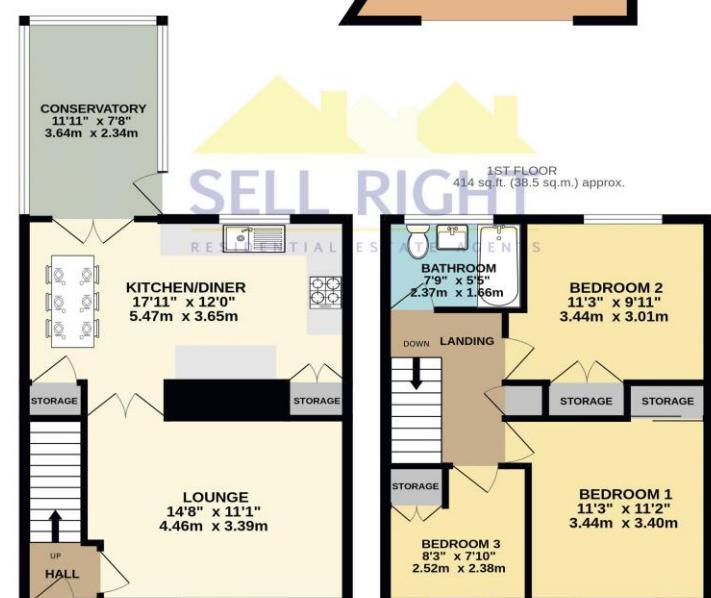
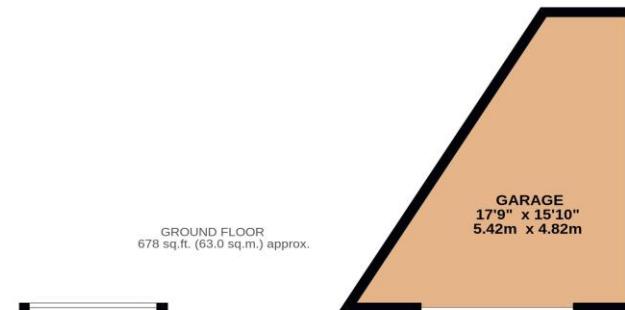
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, doors to built in wardrobes.

Bedroom Two 9' 11" x 11' 3" (3.01m x 3.44m)

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

Bedroom Three 8' 3" x 7' 10" (2.52m x 2.38m)

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



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

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DISCLAIMER

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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.