

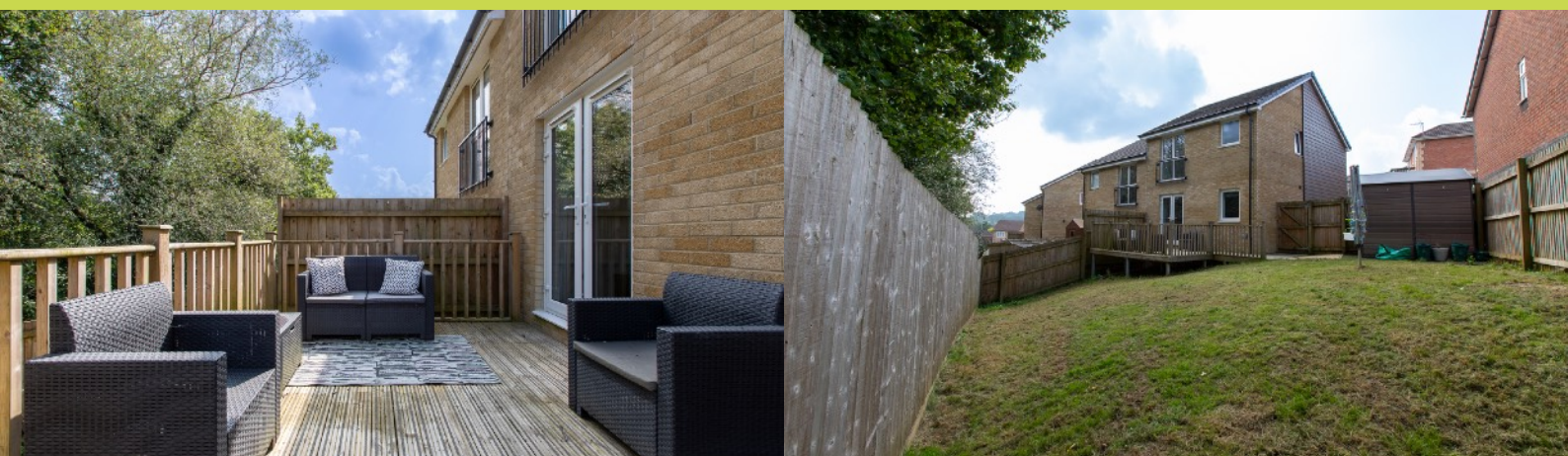
Call us on 02920 026213 or email us on viewings@move2here.co.uk to arrange a viewing of your next home



Semi-Detached Family Home

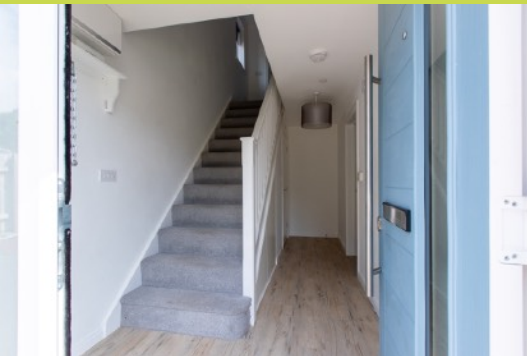
Clos y Carw, Llantwit Fardre, Pontypridd, CF38 2BP

NO ONWARD CHAIN | Semi-Detached Home | 2 Double Bedrooms | Large Reception Room
Downstairs W.C. | ONLY 5 YEARS OLD | Spacious Modern Kitchen | Secluded Rear Garden
Peaceful Location in a Cul De Sac | Viewing Highly Recommended
MODERN THROUGHOUT, DRIVEWAY, DESIRED LOCATION



Offers in region of £250,000

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Move2here Estate Agents are proud to bring to the market an immaculate two bedroom detached property situated in a quiet cul de sac location offering easy access to all local amenities. Throughout the property has been tastefully decorated with a blend of neutral and modern decoration. The property features include a generous entrance hallway, open plan living including a lounge & dining area, plus modern fitted kitchen and ground floor cloaks/wc, Two excellent sized first floor bedrooms (master with Ensuite), together with first floor bathroom. Externally the property enjoys a large rear garden, driveway to the front leading to side gate.

Located in the county of Rhondda Cynon Taff, Llantwit Fardre is a vibrant and diverse village with a semi-rural setting and excellent transport links. Situated on the A473, Pontypridd to Llantrisant, road.

Just a short distance from the bustling city of Cardiff, Llantwit Fardre offers the best of both worlds. With beautiful green spaces and stunning countryside, you can enjoy the peace and quiet of a village while still being close to the many attractions of the city

Llantwit Fardre is home to a leisure centre, numerous sports clubs (across an array of different sports), and plenty of welcoming cafes and pubs.

The accommodation comprises.

Entrance Hallway 6'10" x 15'9" (2.09m x 4.81m) [max]- The entrance hallway offers, Composite double glazed door, wood flooring with carpet stairs leading to first floor, Radiator, door to lounge and ground floor WC. Clever under stair storage.

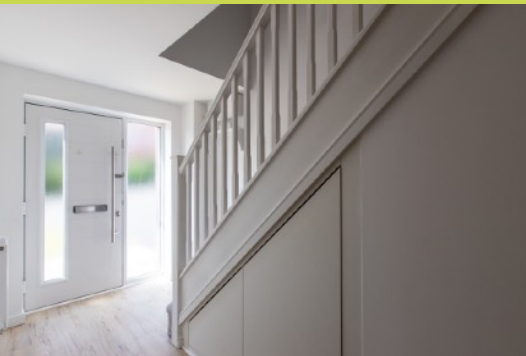
Living Room 16'7" x 23'5" (5.06m x 7.15m) [max] - Entered via a wooden door, the living area is laid with quality laminate flooring with a wall mounted radiator offering ample heating on those cold winter nights, power sockets, T.V point. This dual aspect living space with a UPVC double glazed window overlooking the front garden and Upvc double glazed patio doors and window to rear allow ample light to flood into this generous space with room for a dining table, lounge and kitchen.

The Upvc double glazed patio doors and window to rear, over look the large rear garden, opening onto the decking,

The Kitchen is fitted with a selection of grey effect wall and base units with marble effect roll top work surfaces together with upstanding splash backs, integrated gas hob with low level electric oven and grill with overhead stainless steel chimney effect extractor hood, stainless steel sink with mixer taps, and built in fridge freezer. Radiator, quality laminate flooring and Upvc double glazed window overlooking front finish this modern living space.

Ground Floor Cloaks/Wc - 3'0" x 5'3" (0.93m x 1.60m) - Laminate flooring to match the rest of the ground floor, wash hand basin, and low level wc..

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First Floor Landing Area - Grey fitted carpet to first floor landing, Loft access, storage cupboard, Doors leading to bathroom and bedrooms,

Bedroom 1 - 9'7" x 12'10" (2.93m x 3.90m)

An extremely attractive Master double bedroom, to the front, TV point and radiator. uPVC double glazed window to the front. This bedroom provides the ideal environment to relax and provide the perfect nights sleep. With space for a fitted wardrobe and space for chest of drawers. Door leading to

En-Suite - Upvc double glazed window to front, glass screen shower cubicle with mains overhead shower and tiled surround, Wash hand basin, W.C, radiator.

Bedroom 2 - 9'7" x 10'5" (2.93m x 3.19m)

Double bedroom, window to rear, with pendant lighting. With space for a double wardrobe, (currently used as a single bedroom).

Family Bathroom - 6'10" x 5'11" (2.09m x 1.81m)

A well-proportioned stylish family bathroom with partially tiled walls, vinyl flooring, panelled bathtub and shower over, toilet, hand wash basin, obscure uPVC double glazed window to the rear, and wall mounted radiator.

Outside Front -

Open plan frontage - Tarmac tandem driveway allowing you to park at least two cars, leading to front entrance. Lawn to front and side access to rear gardens make for an attractive front aspect.

Rear Garden -

An excellent size rear garden awaits you. Immediately outside the patio doors is a decked patio and lawned grass area, perfect for children to enjoy warm summer evenings. The Decked patio leading from lounge area of the living room through french doors with the rest of the garden being laid with lawn. The large decking provides ample space for some Summer bbq's and al fresco dining. Wooden gate leading to the front garden.

SCHOOL CATCHMENT

Welsh Primary School: YGG Castellau

English Primary School: Maesybryn Primary

Welsh Secondary School: Ysgol Garth Olwg

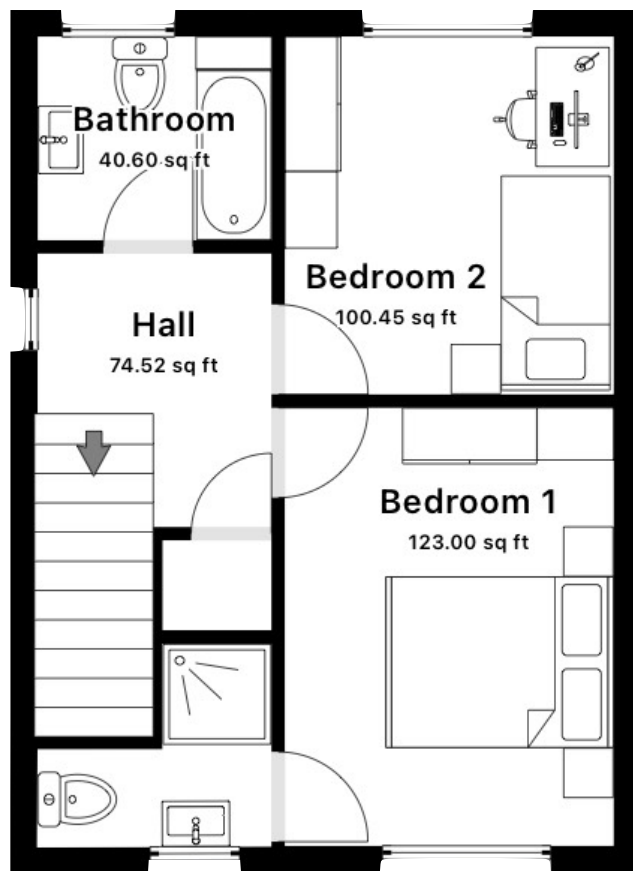
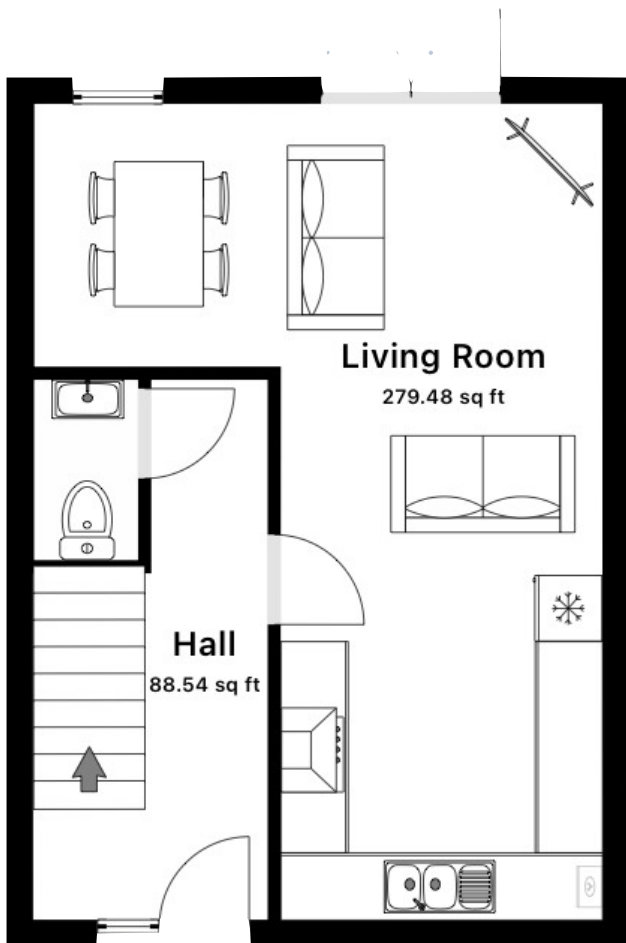
English Secondary School: Bryncelynnog

Council Tax Band D

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Floor plan



Room Dimensions

Ground Floor

Hall	6'10" x 15'9" (2.09m x 4.81m) [max]
Living Room	16'7" x 23'5" (5.06m x 7.15m) [max]
Downstairs WC	3'0" x 5'3" (0.93m x 1.60m)

First Floor

Master Bedroom	9'7" x 12'10" (2.93m x 3.90m)
Bedroom Two	9'7" x 10'5" (2.93m x 3.19m)
Family Bathroom	6'10" x 5'11" (2.09m x 1.81m)

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