

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



CADWAL COURT
LLANTWITFARDRE



Cadwal Ct, Llantwit Fardre, CRF

Main Building: Total Interior Area 1379.61 sq ft



Ground Floor



1st Floor





Comments by - Mr Ross Hooper-Nash



CADWAL COURT

LLANTWIT FARDRE, CF38 2FA - ASKING PRICE - £450,000



4 Bedroom(s)



2 Bathroom(s)



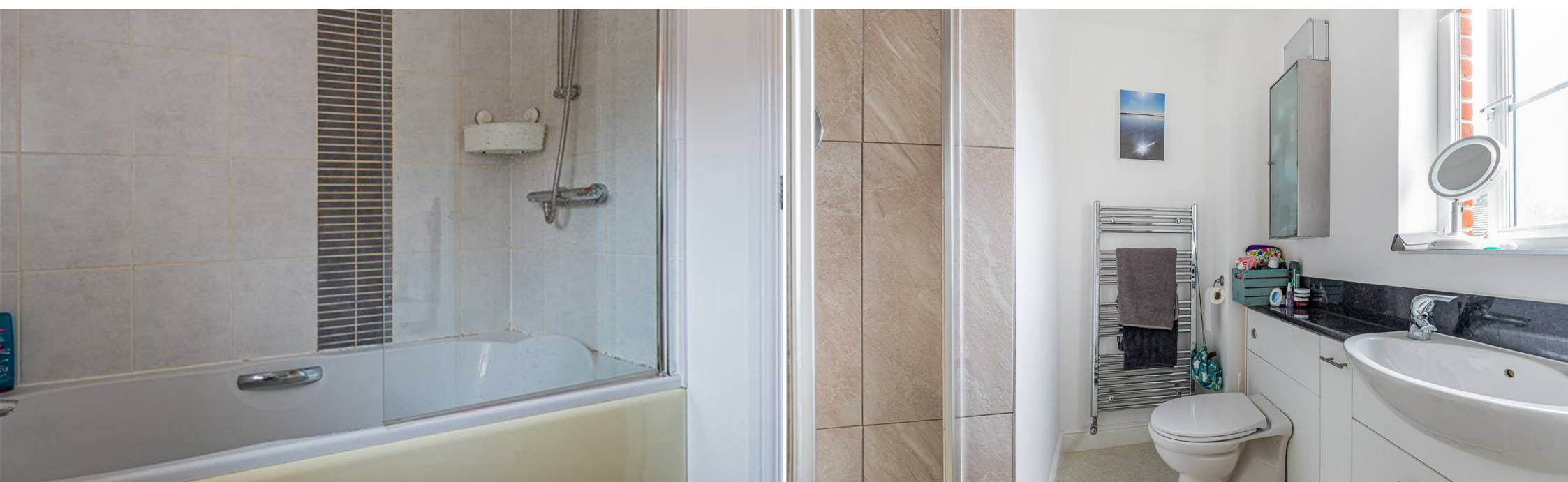
1379.61 sq ft

A modern, executive 4 bedroom detached property which rarely come up for sale since the estate was first developed. The accommodation comprises entrance hallway, study/playroom, spacious lounge, kitchen/diner/day room with newly fitted kitchen and a cloakroom WC to the ground floor. To the first floor are four good size bedrooms, family bathroom and en-suite shower room to the master bedroom. The property further benefits driveway parking for four vehicles, double garage and a South facing rear garden.

PROPERTY SPECIALIST

Mr Ross Hooper-Nash
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Director





Hallway

3.40m x 1.70m (11'2 x 5'7)

Lounge

4.39m x 4.72m (14'5 x 15'6)

Study/Playroom

2.72m x 2.44m (8'11 x 8)

Cloakroom

Downstairs W.C
1.17m x 1.75m (3'10 x 5'9)

Kitchen/Diner/Day Room

3.33m x 6.02m x 4.37m x 2.82m (10'11 x 19'9 x 14'4 x 9'3)

Landing

Bedroom four

2.97m x 2.67m (9'9 x 8'9)

Bedroom three

3.25m x 2.67m (10'8 x 8'9)

Bedroom two

3.35m x 3.81m (11 x 12'6)

Family Bathroom

2.51m x 1.70m (8'3 x 5'7)

Bedroom one

3.43m x 3.89m (11'3 x 12'9)

En-suite

1.96m x 2.16m (6'5 x 7'1)

Double Garage

5.05m x 5.31m (16'7 x 17'5)

Driveway

Rear Garden

Council Tax

Band F

School Catchment

Welsh Primary School YGG Castellau
English Primary School Maesybryn Primary
Welsh Secondary School Ysgol Garth Olwg
English Secondary School Bryncelynnog



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 