



**Acer Avenue, Llantwit Fardre Pontypridd CF38 2JW**

**welcome to**  
**Acer Avenue, Llantwit Fardre**  
**Pontypridd**

- Countryside Views to the rear
- Sought after location
- Added benefit of extension to the ground.
- Utility Room
- Dining Room

Tenure: Freehold EPC Rating: C

offers in excess of  
**£300,000**

Acer Avenue has been extended to the ground floor making a great open plan entertaining space for all the family to enjoy! Viewings are highly recommend on this beautifully presented semi detached extended home set in Llantwit Fardre.



**Entrance Hallway**

**Lounge**

19' 3" x 12' 1" ( 5.87m x 3.68m )

**Dining Room**

19' x 8' 5" ( 5.79m x 2.57m )

**Utility Room**

7' 7" x 6' 6" ( 2.31m x 1.98m )

**First Floor Landing**

**Bedroom One**

11' 3" x 9' 3" ( 3.43m x 2.82m )

**Bedroom Two**

9' 7" x 8' 4" ( 2.92m x 2.54m )

**Bedroom Three**

9' 4" x 8' 3" ( 2.84m x 2.51m )

**Bathroom**

**Rear Garden**

**Front Of Home**

**view this property online** [allenandharris.co.uk/Property/TBG109749](http://allenandharris.co.uk/Property/TBG109749)



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**Property Ref:**

TBG109749 - 0007

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