



The Oaks, Llantwit Fardre Pontypridd CF38 2EB

welcome to

The Oaks, Llantwit Fardre Pontypridd

An Executive Detached Residence With Peerless Views And Unrivalled Internal Accommodation, Your Dream Home Is Now On The Market!

Entrance Hall

An impressive hall with staircase and large landing, obscure double glazed front door, radiator, Hive thermostat, radiator, doors to all rooms

Reception Room One

19' 1" widest x 14' widest (5.82m widest x 4.27m widest)
Double glazed windows to front aspect, radiator, open fireplace, doors to reception room two

Reception Room Two

12' widest x 11' widest (3.66m widest x 3.35m widest)
Double glazed doors to rear garden, radiator, door to kitchen/diner

Reception Room Three/Study

9' 1" widest x 9' 1" widest (2.77m widest x 2.77m widest)
Double glazed window to front aspect, radiator

Kitchen/Diner

14' 1" widest x 12' widest (4.29m widest x 3.66m widest)
Wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, built in dishwasher, built in fridge, Range style oven and hob with cooker hood over, space for dining table, open to utility room

Utility Room

8' 1" widest x 7' 1" widest (2.46m widest x 2.16m widest)
Wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, two built in freezers, built in washing machine, cupboard housing a Worcester gas boiler, double glazed window to side aspect and double glazed door to side

Cloakroom

Comprising low level w/c, wash basin and obscure double glazed window to side aspect

First Floor Landing

Stairs from ground floor, built in storage cupboard, doors to all rooms

Bedroom One

16' widest x 14' widest (4.88m widest x 4.27m widest)
Double glazed window to front aspect, radiator, access to en-suite

En-Suite

Three piece suite comprising; Shower, vanity wash basin, low level w/c. Heated towel rail and extractor fan

Bedroom Two

15' widest x 11' widest (4.57m widest x 3.35m widest)
Double glazed window to rear aspect, radiator, built in wardrobes, opening to en-suite

En-Suite

Via bedroom two, shower and vanity unit (no w/c)

Bedroom Three

11' 1" widest x 10' 1" widest (3.38m widest x 3.07m widest)
Two double glazed windows to front aspect, radiator, built in storage

Bedroom Four

12' widest x 10' 1" widest (3.66m widest x 3.07m widest)
Double glazed window to rear aspect, radiator

Bathroom

10' 2" widest x 8' 1" widest (3.10m widest x 2.46m widest)
Four piece suite comprising; Bath, bidet, wash basin, low level w/c. Obscure double glazed window to rear aspect and radiator

Rear Gardens

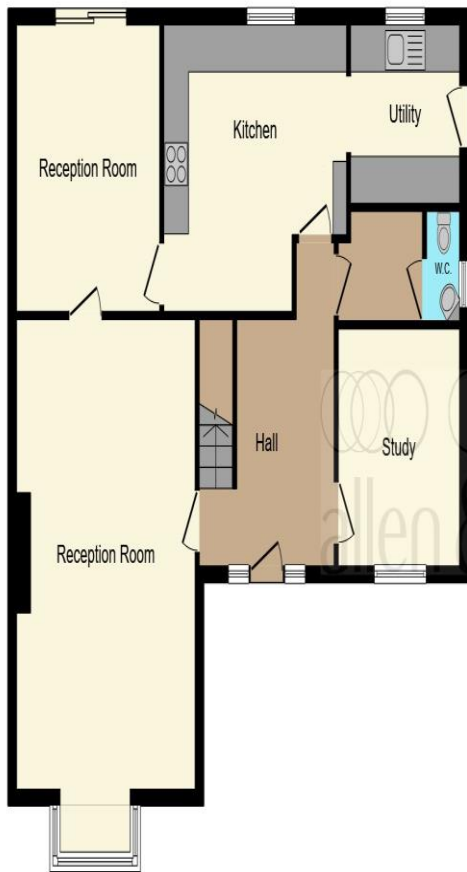
Mature rear gardens, laid mainly to lawn, paved seating area, two garden ponds, an array of shrubbery and fruit trees

Front Gardens

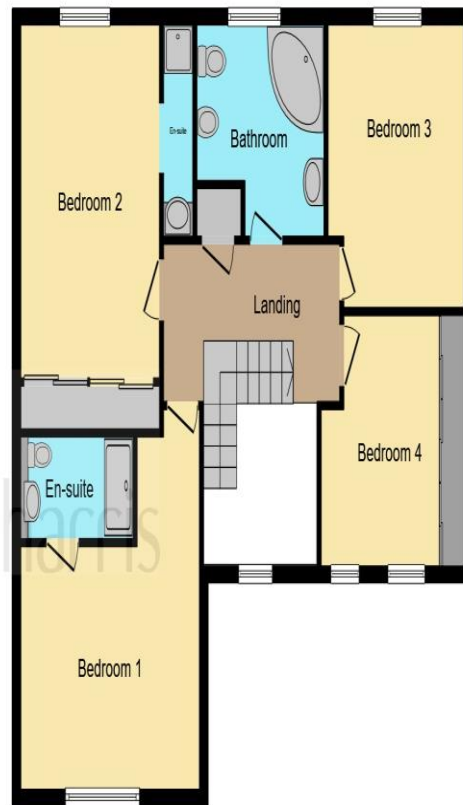
Laid mainly to lawn, mature trees and shrubbery, pathway to front door, roof of double garage is strengthened to enable future patio or other use

Double Garage

18' 1" widest x 16' 1" widest (5.51m widest x 4.90m widest)
Via up and over doors, mains power and lighting



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



welcome to

The Oaks,

Llantwit Fardre Pontypridd

- Unique Detached House In A Seldom Available Cul-De-Sac
- Elevated Position With Breath-Taking Panoramic Views
- Two Reception Rooms And Formal Study
- Stunning Kitchen/Diner, Utility Room And Ground Floor Cloakroom
- Four Double Bedrooms

Tenure: Freehold EPC Rating: C

£550,000



view this property online allenandharris.co.uk/Property/TBG109881



Property Ref:
TBG109881 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk