



Queens Drive, Llantwit Fardre Pontypridd CF38 2NT


allen & harris

welcome to

Queens Drive, Llantwit Fardre Pontypridd

A beautifully presented Three Bedroom Extended Semi Detached Home ideally located within the Crown Hill development of Llantwit Fardre.

Entrance Hall

Lounge

15' 4" x 13' (4.67m x 3.96m)

Window to front , feature fire with brick surround.

Opening to Dining Room

Dining Room

9' 8" x 8' 2" (2.95m x 2.49m)

Door to Kitchen and Patio doors opening onto the Conservatory

Kitchen

9' 4" x 9' 3" (2.84m x 2.82m)

A Modern refitted Kitchen with Window to rear and door to WC. Comprising of matching Wall and Base Shaker style units . Sink with drainer . Built in Oven with Ceramic Hob over and built in appliances

Wc

Window to side. Fitted with a Low level WC ,pedestal wash hand basin

Conservatory

13' 1" x 8' 6" (3.99m x 2.59m)

A lovely additional to this fantastic home! A lovely place to sit and admire the views.

First Floor Landing

Doors to all rooms, and Airing Cupboard

Bedroom One

11' 3" x 9' 9" (3.43m x 2.97m)

Window to front , built in storage cupboard

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)

Window to rear with views, Built in Storage Cupboard

Bedroom Three

8' 3" x 7' 5" (2.51m x 2.26m)

Window to front, built in storage cupboard

Front Of Property

Gated with driveway leading to side access.

Rear Garden

A well presented low maintenance enclosed South Facing Garden

Garage



welcome to
Queens Drive,
Llantwit Fardre Pontypridd

- Well Presented Inside and Out
- Off Road Parking and Garage
- Conservatory with Views
- Modern Refitted Kitchen
- Downstairs WC

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£249,950



view this property online allenandharris.co.uk/Property/TBG110595



Property Ref:
TBG110595 - 0007

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