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33 Ffordd Llanbedr
Pontyclun, CF72 4AF

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Asking price **£219,995**

Stylishly presented, newly built two double bedroom, semi-detached house situated in an enviable location with south facing professionally landscaped garden adjoining protected grounds and woodland beyond.

Semi-detached house, Persimmon built 2022

Hepworth fitted shutters and blinds to remain throughout

Stylish and immaculately presented two double bedroom home

Situated favourably within the development adjoining protected woodland

South facing professionally landscaped rear garden



Stylishly presented, newly built two double bedroom, semi-detached house situated in an enviable location with south facing professionally landscaped garden adjoining protected grounds and woodland beyond.

Part glazed front door opening to ENTRANCE HALL, (9' x 3'4") LVT flooring, spotlights to ceiling and quarter turn stairs rising to the first floor. WC, (3'5" x 4'10"), tiled walls to dado height, vinyl floor, WC, with frosted window above, corner basin (vanity storage under) pendant light and access to fuse board. Front SITTING ROOM, (15'3" x 9'7") fitted carpet, central light, large window to the front and access to sizable under store cupboard with fitted light and power points.

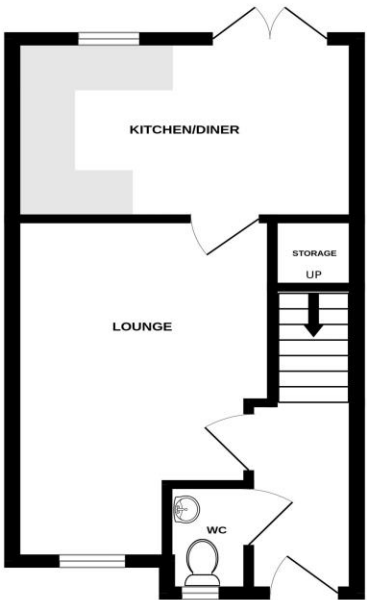
Modern KITCHEN/DINER, (13'1" x 8'9"), timber style laminate floor, LED spotlights to ceiling, a modern wall and base mounted units, Quartz counter tops with matching splash back surround, window and French doors to rear garden. Appliances include a full length fridge/freezer, oven/grill with induction hob and extractor above, integrated washer/drier, integrated full size dishwasher and a stainless steel sink.

LANDING, (6'11 max x 6'4" max) fitted carpet, spotlights to ceiling, access to attic hatch. BEDROOM 1, (8'7" x 10'8") carpeted, ceiling light, integrated double wardrobe with sliding doors and window to the front, additional storage cupboard

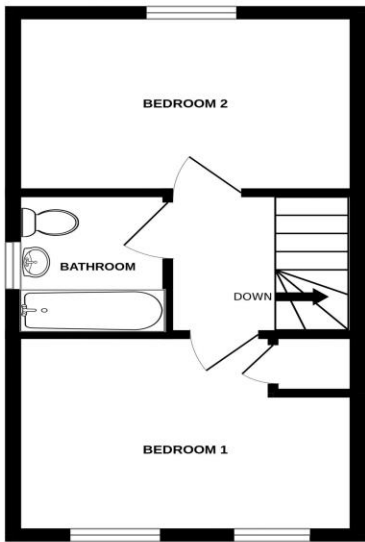
with lighting. BEDROOM 2, (12'9" x 8'2") LVT flooring, pendant light, built-in double wardrobes with slide doors (part mirrored) large windows to the rear garden and established woodland beyond. BATHROOM, (6'4" x 5'7"), predominantly tiled walls, porcelain tiled floor, three-piece suite comprising WC, wash hand basin, vanity storage below, panelled bath with rainfall shower (mains fed) ceiling light, wall mounted backlight LED mirror (Bluetooth), extractor fan and frosted window to side.

To the front of the property lies an allocated parking space for the sole use of the property. The south facing rear garden has been extensively landscaped comprising porcelain tiled (anti slip) seating area with pathway to an additional patio, central grass lawn and quality fencing to all boundaries. The property benefits from adjoining establish woodland and open space beyond.

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Junction 35 of M4, travel north along the dual carriageway. Pass over two roundabouts and at 3rd roundabout take the 3rd exit. Pass over the next roundabout (Dragon Studios). At the next roundabout turn left then turn left again before the play park. At the T Junction turn right. Ffordd Llanbedr is the second left and no 33 is on the left hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, electric, gas, drainage
Council Tax Band B
EPC Rating B

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by
appointment through
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