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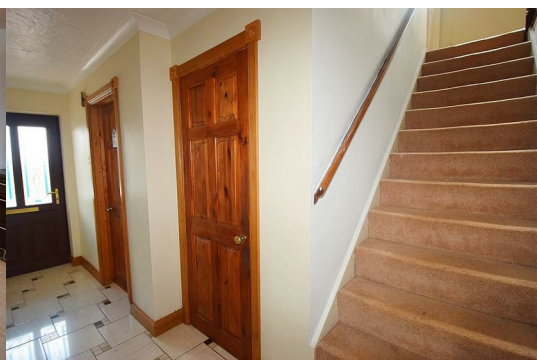
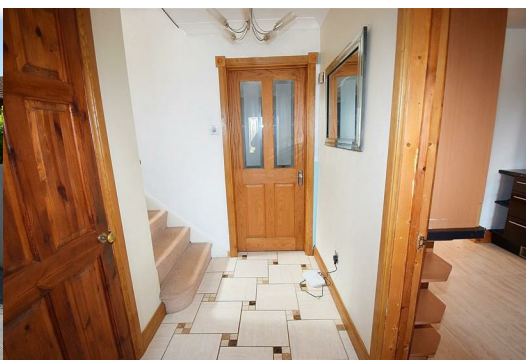
Llantwit Fardre, Pontypridd, CF38 2TB

£350,000



**\*\* EXCELLENT SIZED FOUR BEDROOM DETACHED HOME LOCATED IN A DESIRED QUIET CUL DE SAC \* REAR ASPECT LOUNGE WITH SEPARATE DINING ROOM & CONSERVATORY \* MODERN FITTED KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM \* STUDY \* DETACHED GARDEN BUILDING OFFERING MULTIPLE USES INCLUDING A GYM OR OFFICE \* NO ONWARD CHAIN \*\***  
Durbins Estate Agents are proudly showcasing to the market a well presented four bedroom detached home on the Meadow Farm estate bordering between Church Village and Llantwit Fardre, which further benefits from being within close proximity to the desired Ysgol Gyfun Garth Olwg School, as well as the array of amenities located on the Main Road of Church Village.

On entering the hallway you will be able to access the ground floor cloaks/wc, utility room, study/sitting room, lounge, staircase leading to the first floor and the front aspect spacious modern kitchen. The front aspect excellent sized kitchen hosts an array of base and wall units with integrated oven and grill and comes complete with black laminated roll top work surfaces. Leading from the kitchen is an excellent sized dining room which further leads to a spacious conservatory overlooking the rear gardens. Also leading from the kitchen is a well proportioned lounge with patio doors opening nicely onto the private rear gardens. The gallery style landing area leads to four excellent sized bedrooms with a re-fitted en-suite shower room to the master bedroom. The first floor bathroom has also been re-fitted with a white suite with walk in double shower. Further features include Upvc double glazing and gas central heating.

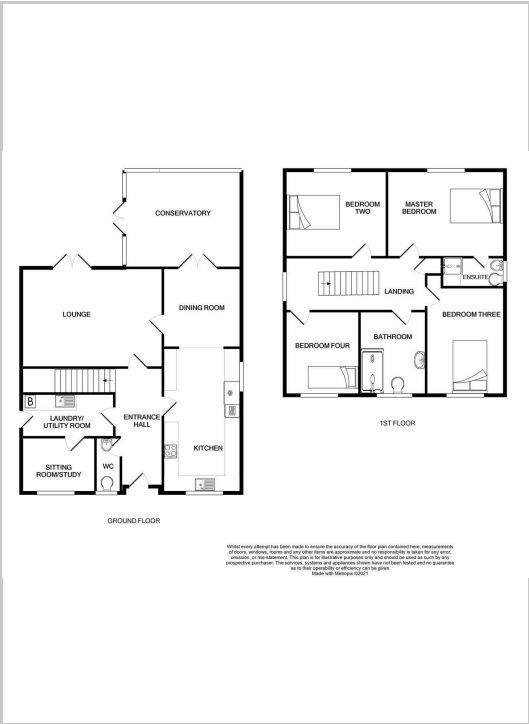


- Entrance hallway
- Ground floor cloaks/wc 7'8 x 3'4 (2.34m x 1.02m)
- Utility room/laundry room 11'5 x 9'5 (3.48m x 2.87m)
- Study 9'3 x 9'5 (2.82m x 2.87m)
- Kitchen 20'8 x 10' (6.30m x 3.05m)
- Dining room 14'5 x 10' (4.39m x 3.05m)
- Conservatory 15' x 18'8 (4.57m x 5.69m)
- Lounge 19'2 x 15'5 (5.84m x 4.70m)
- First floor gallery landing
- Master bedroom 16'4 x 12'2 (4.98m x 3.71m)
- En-suite 8'9 x 6'2 (2.67m x 1.88m)
- Bedroom two 12'2 x 13'3 (3.71m x 4.04m)
- Bedroom three 12'4 x 11'2 (3.76m x 3.40m)
- Bedroom four 9'5 x 8'5 (2.87m x 2.57m)
- First floor bathroom 8'4 x 8'2 (2.54m x 2.49m)
- Garden office room
- Gardens & front aspect

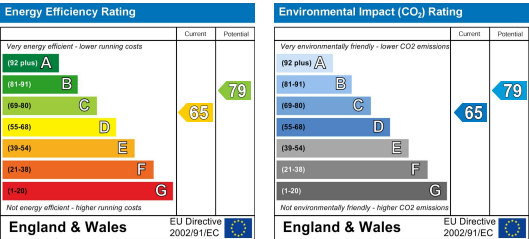
## Area Map



## Floor Plan



## Energy Efficiency Graph



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