



7 Heol Bryn Glas

Llantwit Fardre, Pontypridd, CF38 2DJ

Offers Invited £435,000



**** AN IMPRESSIVE SIZED, EXTENDED SIX BEDROOM DETACHED HOME, WITH A SPACIOUS SOUTH FACING PRIVATE REAR GARDEN * FOUR GROUND FLOOR RECEPTION ROOMS * TWO FIRST FLOOR BATHROOMS * EXTENDED CONVERTED GARAGE * OFFERING AN ABUNDANCE OF FLEXIBLE LIVING * NO ONWARD CHAIN **** Durbins Estate Agents are delighted to be showcasing to the market an excellently sized six bedroom detached home with the added advantage of having a spacious private rear south facing garden enjoying elevated views of the area.

LOCATION

The property can be found on the ever desired Meadow Farm estate bordering between the popular areas of 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.

GROUNDS

Set on an enviable plot offering extensive South Facing rear gardens, showcased with a mixed blend of lawn, patio, decorative graveled areas and a covered decking area which is perfect for garden furniture, to use all year



- Entrance hallway 17'5 x 5'8 (5.31m x 1.73m)
- Ground floor cloaks/wc 5'1 x 3'6 (1.55m x 1.07m)
- Sitting room (previous garage) 8'11 x 17'5 (2.72m x 5.31m)
- Front aspect lounge 13'7 x 12'3 (4.14m x 3.73m)
- Dining Room 10'3 x 10'6 (3.12m x 3.20m)
- Kitchen/breakfast room 18'2 x 10'4 (5.54m x 3.15m)
- Utility room 7'2 x 5'8 (2.18m x 1.73m)
- Second sitting room 13'5 x 8'7 (4.09m x 2.62m)
- 'L' Shaped first floor landing area 11'3 x 6'4 x 6'6 (3.43m x 1.93m x 1.98m)
- Master bedroom 13'6 x 9'4 (4.11m x 2.84m)
- En-suite 8'6 x 3'6 (2.59m x 1.07m)
- Bedroom two 19'3 x 8'2 widest (5.87m x 2.49m widest)
- Bedroom three 12'9 x 8'7 (3.89m x 2.62m)
- Bedroom four 15'5 x 8'7 (4.70m x 2.62m)
- Bedroom five 10'2 x 9'5 (3.10m x 2.87m)
- Bedroom six 12'5 x 6'7 (3.78m x 2.01m)
- First floor bathroom 9'11 x 6'2 (3.02m x 1.88m)
- Gardens

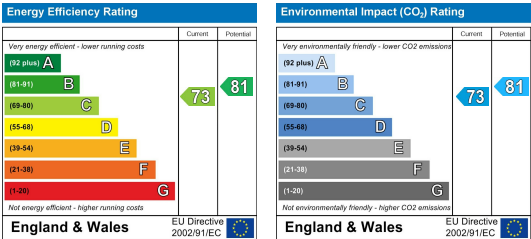
Area Map



Floor Plan



Energy Efficiency Graph



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