



Llys Y Fran, Church Village PONTYPRIDD

**£395,000** Freehold



## Llys Y Fran, Church Village PONTYPRIDD

We are delighted to offer for sale this extremely well presented detached four bedroom family home. Positioned in the desirable location of Llys Y Fran, Church Village with easy access to the A470 and Church Village by-pass leading to the M4. .

The property offers an abundance of living accommodation with room for the whole family. Benefiting from a converted double garage into a playroom/office, two reception rooms, Newly fitted kitchen with integrated appliances. en-suite to master bedroom and second bedroom, brand new modern bathroom suite. The private garden offers patio, lawn and decking area, there is also a side gate leading out to the woodland which is perfect for walking, exploring and playing.

Within easy reach of local amenities including schools, shops, bus stops, and a train station. This comes highly recommended and really needs to be seen to be fully appreciated.



### Entrance

Enter via the Upvc double glazed door to front into the hallway.

### Hallway

Stairs to first floor. Painted walls. Laminate floor. Radiator. Large under stairs storage cupboard. Doors to both reception rooms, study, kitchen and downstairs WC.

### Reception One

12' 4" x 11' 1" ( 3.76m x 3.38m )

Two Upvc double glazed window to front. Painted walls. Carpet. Radiator.

### Kitchen

15' 9" x 12' 4" ( 4.80m x 3.76m )

Upvc double glazed window to rear. Upvc double glazed door to side. A range of modern wall and base units incorporating a ceramic sink and drainer with mixer taps. Integrated dishwasher and microwave. Central

island/breakfast bar with base units. Complementary work surfaces. Stainless steel extractor fan. Laminate flooring. Double radiator. Space for an American style fridge/freezer.

### Reception Two

15' 8" x 12' 1" ( 4.78m x 3.68m )

Upvc double glazed window to rear. Upvc double glazed french doors opening onto the rear garden. Painted walls. Radiator. Carpet.

### Study



.10' 9" x 9' ( 3.28m x 2.74m )

Upvc double glazed bay window to front. Radiator. Painted walls. Carpet.

### Cloakroom

Upvc double glazed frosted window to side. Low level WC. Wash hand basin. Laminate floor.

### Landing

Large landing area with a built in airing cupboard. Access to the loft. Carpet. Doors to all bedrooms and bathroom. Carpet.

### Master Bedroom

12' 11" x 12' 5" ( 3.94m x 3.78m )

Upvc double glazed window to front. Painted walls. Radiator. Carpet. Access to the en-suite.

### En-Suite

Upvc double glazed frosted window to side. Fitted corner shower cubicle. Vanity wash hand basin. Low level WC. Chrome heated towel rail. Vinyl floor.

### Bedroom Two

13' 2" x 9' 6" ( 4.01m x 2.90m )

Upvc double glazed window to front. Painted walls. Radiator. Carpet. Access to en-suite.

### En-Suite

Upvc double glazed frosted window to front. Shower cubicle with mains fed shower. Vanity wash hand basin. Low level WC.

### Bedroom Three

10' 9" x 8' 7" ( 3.28m x 2.62m )

Upvc double glazed window to rear. Painted walls. Radiator. Carpet.

### Bedroom Four

8' 6" x 8' 5" ( 2.59m x 2.57m )

Upvc double glazed window to rear. Painted walls. Radiator. Carpet.



### Family Bathroom

9' 9" x 8' 5" ( 2.97m x 2.57m )

Upvc double glazed frosted window to rear. Brand new and modern three piece white bathroom suite comprising of free standing double ended bath with central mixer taps. Vanity wash hand basin. Low level WC. Tiled splashbacks. Chrome heated towel rail. Spotlights to ceiling.

### Garden

Enclosed with fencing and laid to side patio. Gated access to





13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: C

Property Ref:TAL301735 - 0004



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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