



4 1 2

The Oaks, Llantwit Fardre Pontypridd

£550,000

 peter
alan

01443 222851
talbotareen@peteralan.co.uk



About the property

This immaculate detached property is now on the market for sale. With its sought-after location, it offers convenient access to local amenities, making it ideal for families.

The property boasts four bedrooms all are luxurious and offer unique features. The master bedroom comes with an en-suite, offering the utmost comfort and privacy. The second bedroom is a double room offering built in wardrobe also benefiting from en-suite. The third bedroom is double room. The fourth double room offering built in wardrobes.

The property comes with three bathrooms, one of which features a heated towel rail, ensuring you always have a warm towel at your disposal. The other two bathrooms have been thoughtfully designed to offer a relaxing retreat.

The heart of this home is undoubtedly the kitchen. There is a well equipped utility room, with all appliances included. The kitchen is flooded with natural light, creating a bright and welcoming space for family meals and entertaining.

The property also comprises of three reception rooms, providing ample space for relaxation and entertainment. These rooms are versatile and can be adapted to suit your lifestyle needs.

One of the unique features of this

Accommodation

Entrance

As you enter the property you will be greeted with an inviting hall with open staircase leading to large landing, with in the hall entrance you will find control panel for Hive thermostat and access to all areas of the ground floor.

Reception Room

19' 1" max x 14' max (5.82m max x 4.27m max)
The hub of the home with pictures views. Double glazed windows to front aspect. setting the room you will find an open fireplace, doors to reception room two

Reception Room Two

12' max x 11' max (3.66m max x 3.35m max)
Door leading to kitchen/diner

Study

9' 1" x 9' 1" (2.77m x 2.77m)
Double window to front. A great multifunctional room currently set as a study

Kitchen

Fitted with a range of wall and base units the kitchen is set with stainless steel sink and drainer with mixer tap, built in dishwasher, built in fridge. you will also find a range style cooker with hod over head.

A kitchen is set to be the heart of the home and this property offers just that with a bright and open space along with area for dining table.





Utility Room

Fitted with a range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, two built in freezers, built in washing machine also benefiting from separate tumble dryer, Worcester gas boiler to wall.

Cloakroom

Comprising low level w/c, wash basin and obscure double glazed window to side aspect. This area also provides space for coats to be hung

Bedroom One

16' x 14' (4.88m x 4.27m)

The master bedroom of the with natural light flowing through. Access to the en suite

En-Suite

Three piece suite comprising; Shower, vanity wash basin, low level w/c. Heated towel rail

Bedroom Two

15' max x 11' max (4.57m max x 3.35m max)
built in wardrobes, opening to en-suite



En-Suite

Via bedroom two, shower and vanity unit (no w/c)

Bedroom Three

11' 1" x 10' 1" (3.38m x 3.07m)

Two double glazed windows to rear.

Bedroom Four

12' x 10' 1" (3.66m x 3.07m)

Double glazed window to front also benefits from built in wardrobes

Bathroom

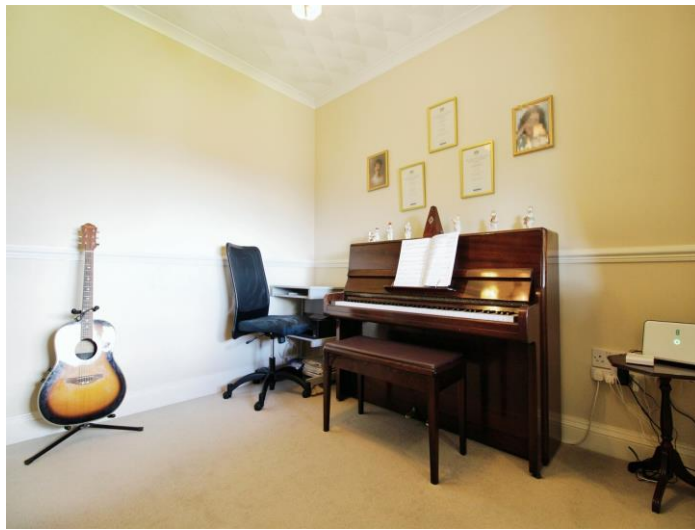
Four piece suite comprising; Bath, bidet, wash basin, low level w/c. Obscure double glazed window to rear aspect and radiator

Outside

To the front elevation you be greeted with lawn, mature trees and shrubbery the pathway leading to front entrance from where you can take in the view. the property also benefits from a double garage where the roof has been strengthened to enable future patio.



to the rear of the property you will find Mature garden laid mainly to lawn along with paved seating area, two garden ponds, an array of shrubbery and fruit trees, making this space a fantastic setting for family gatherings or just to relax





01443 222851

talbotgreen@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

