



4 Ffordd Y Friallen, Pontypridd, CF38 2FH

£460,000

Nestled in the desirable Coed Derw development, this nearly new detached house on Ffordd Y Friallen in Llantwit Fardre, presents an exceptional opportunity for families seeking a modern and spacious home. The property boasts an impressive open plan family/dining/kitchen area, complete with built-in appliances and a convenient utility room, making it perfect for both entertaining and everyday living.

With four well-proportioned bedrooms, three of which feature fitted wardrobes, this home offers ample space for family members or guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the property is equally appealing, featuring a tandem driveway that accommodates up to three vehicles, along with a garage for additional storage. The paved garden is designed for low maintenance, while the lower seating area, adorned with composite decking, provides an inviting space for outdoor relaxation and gatherings.

This home is ideally situated, with local schools, shops, and main roads just a stone's throw away, making it a practical choice for families and commuters alike. With its modern design and thoughtful layout, this property is sure to attract those looking for a comfortable and stylish living environment. Don't miss the chance to make this delightful house your new home.

Entrance



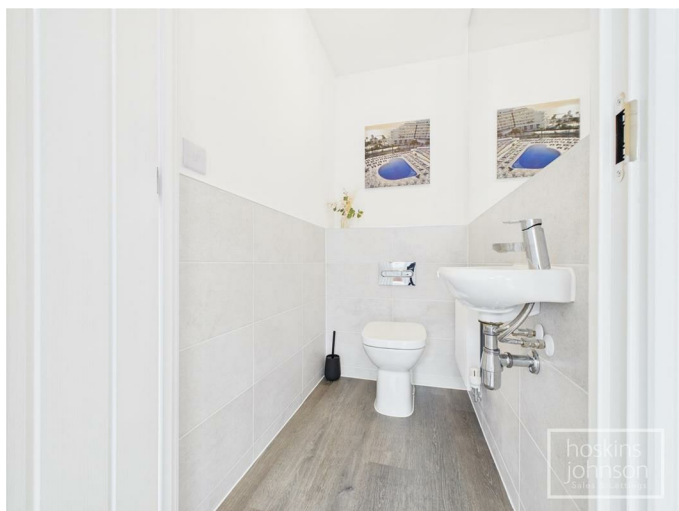
Double glazed door and side panels

Hallway



An inviting entrance hallway with radiator, staircase to first floor LVT flooring.

Cloaks/WC



WC, wash hand basin, radiator, part tiled walls, extractor fan, LVT flooring.

Living Room 21'4" x 11'1" (6.51 x 3.39)



An excellent size, dual aspect main reception room

with double glazed windows to front and side, two radiators.

Kitchen/Diner 21'4" x 11'8" (6.51 x 3.58)



A spacious family space with double glazed windows to front and side, french doors leading to the garden, modern, mat grey base and wall cupboards with contrasting work tops and up stands, stainless steel sink unit, a range of Zanussi built in appliances including gas hob with extractor hood above, oven, microwave, fridge, freezer and dishwasher, breakfast bar, space for table and chairs, two radiators, LVT flooring.

Utility Room 6'7" x 6'2" (2.03 x 1.88)



Matching mat grey base and wall cupboards with the contrasting work tops and up stands, stainless steel sink unit, integral washing machine, concealed wall mounted gas boiler, radiator, storage cupboard, LVT flooring, half glazed door to side.

First Floor Landing



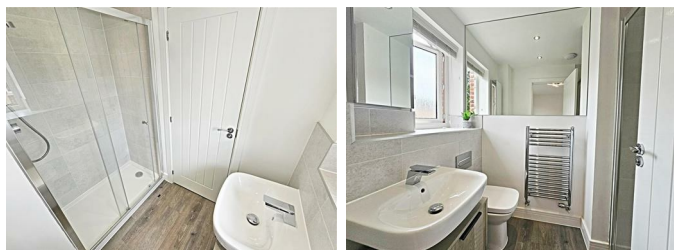
Double glazed window to rear, radiator, airing cupboard, attic access, storage cupboard.

Bedroom 1 9'6" x 9'6" (2.92 x 2.90)



Double glazed window to front, radiator, fitted wardrobes.

En-Suite Shower Room



Large walk in shower cubicle, wc, wash hand basin, part tiled walls, chrome heated towel rail, ceiling spotlights, LVT flooring, double glazed window to front.

Bedroom 2 11'2" x 10'3" (3.41 x 3.13)



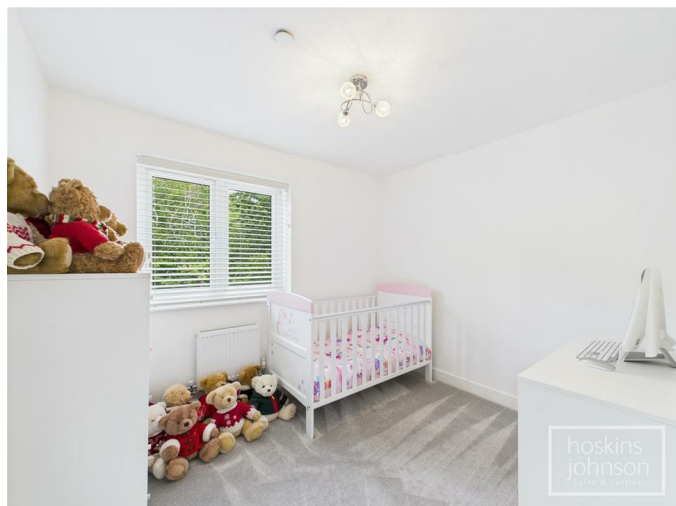
Double glazed window to side, radiator, fitted wardrobes.

Bedroom 3 8'10" x 8'5" (2.70 x 2.58)



Double glazed windows to front and side, radiator, fitted wardrobes.

Bedroom 4 9'7" x 8'3" (2.94 x 2.53)



Double glazed window to side, radiator.

Bathroom



Modern three piece suite in white comprising panelled bath with mains shower, wc, wash hand basin, part tiled walls, chrome heated towel rail, ceiling spotlights, LVT flooring, double glazed window to front.

Outside

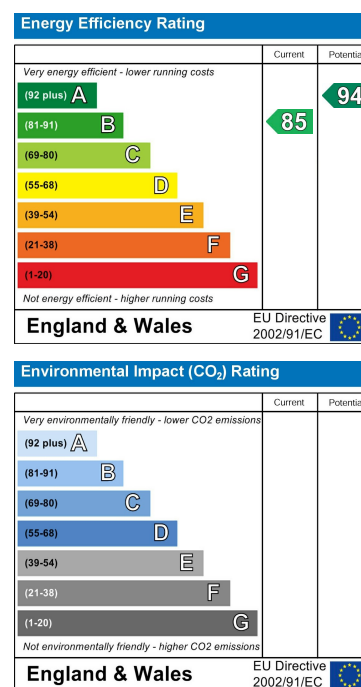
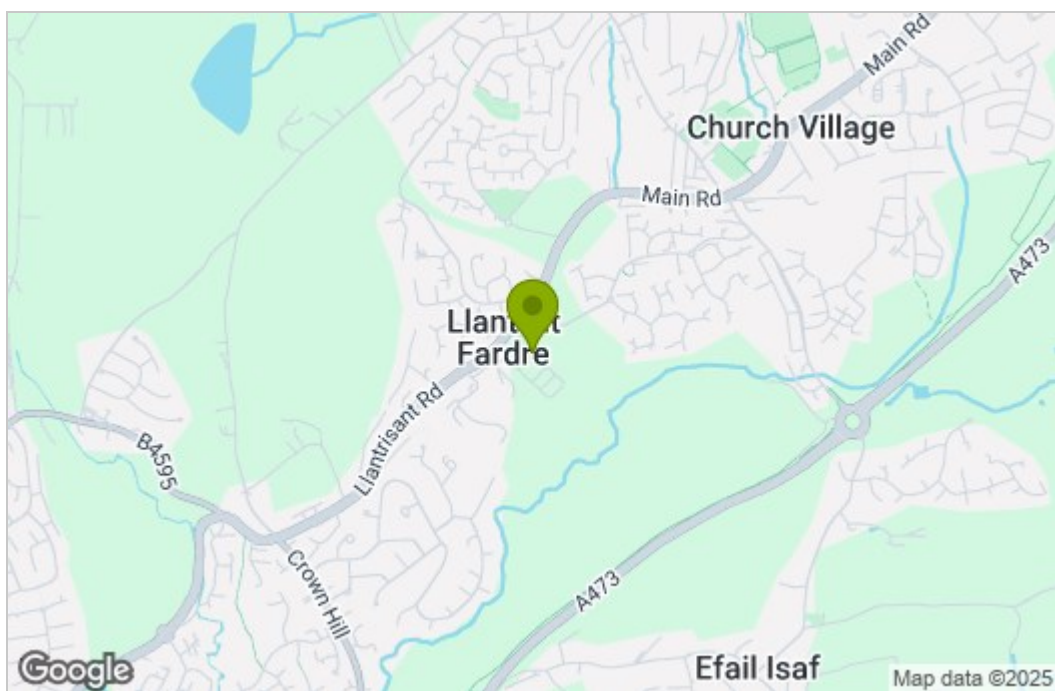


Open plan front with mature bushes. Tandem driveway with parking for 2-3 vehicles and giving access to garage with electric door, power and light. Sunny rear garden backing onto woodland with large decked patio with electric lighting and lower seating area with composite decking and power.

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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