

97 St. Annes Drive,

Llantwit Fardre, Pontypridd, CF38 2PB



Estate Agents and
Chartered Surveyors

Asking Price Of

£245,000



Semi Detached Property

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Property Description

****THREE BEDROOM PROPERTY**REAR GARDEN**CONSERVATORY**** A well presented property in the sought after area of Llantwit Fardre. Entrance hallway, Lounge, Kitchen/Dining room and conservatory. To the first floor are three bedrooms and family bathroom. A good sized rear garden with paved patio. Garage. EPC Rating: D

Tenure Freehold

Council Tax Band C

Floor Area Approx : 926 sq.ft.

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the desirable area of Llantwit Fardre close to Church Village, Efail Isaf and Creigiau. Easily accessible to the M4 and A470 giving direct links to Cardiff, Bridgend and Swansea. Llantrisant Retail Park is also within close proximity. There are well regarded primary and secondary schools also close at hand.

ENTRANCE

Driveway and path to front door. Gravel border. Access to rear garden and garage.

HALLWAY

Entered via uPVC double glazed door into hallway. Door to lounge, stairs to first floor. Radiator.

LOUNGE

14' 7" x 11' 1" (4.46m x 3.40m)
Feature gas fire with marble hearth. uPVC double glazed window to front. Laminate wood flooring. Radiator. Glazed double doors to kitchen/diner.

KITCHEN/DINER

17' 11" x 11' 11" (5.47m x 3.65m)
Fitted with a wide range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted gas oven and hob with extractor fan over. Integrated fridge/freezer, space for washing machine. Tiled splash backs. Laminate wood flooring. Cupboard housing gas central heating boiler with window to side. Under stair cupboard with power point. uPVC double glazed window and French patio doors to conservatory.

CONSERVATORY

12' 2" x 8' 9" (3.73m x 2.68m)
uPVC double glazed windows to all aspects with door to side. Laminate wood flooring. Light and power.

FIRST FLOOR

LANDING

Doors to three bedrooms and bathroom. Storage cupboard. Loft access with pull-down ladder.

BEDROOM ONE

11' 3" (max) x 11' 2" (3.45m x 3.41m)
Fitted wardrobes. uPVC double glazed window to front. Radiator.

BEDROOM TWO

11' 4" x 9' 10" (3.47m x 3.01m)
Airing cupboard. uPVC double glazed window to rear with pleasant outlook. Radiator.

BEDROOM THREE

8' 3" x 7' 9" (2.52m x 2.38m)
uPVC double glazed window to front. Storage cupboard. Radiator.

OUTSIDE

Mainly paved patio with gravel borders, enclosed with boundary fence. Outside tap. Opening to garage.

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GROUND FLOOR
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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