



St. Annes Drive

Llantwit Fardre Pontypridd, CF38 2PD

£219,950

- NO ONWARD CHAIN
- FREEHOLD ON COMPLETION
- THREE BEDROOMS
- MODERN KITCHEN
- DETACHED GARAGE
- TWO RECEPTION ROOMS

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**** FREEHOLD ON COMPLETION * NO ONWARD CHAIN * OFF ROAD PARKING * DETACHED GARAGE ****

Sell Right Estate Agents are pleased to bring to the market this spacious three bedroom semi detached property in the ever desirable Crown Hill estate of Llantwit Fardre. The property's convenient location allows for easy access to all local shops and transport links including the Church Village Bypass, as well being within walking distance of Maesybryn Primary School. The ground floor accommodation comprises of an entrance hallway, spacious lounge, kitchen and dining room. The first floor features a landing area which offers access to a roomy bathroom, three well proportioned bedrooms and a built in storage cupboard. Externally, the property showcases ample garden space to the front and rear. The property also possesses ample off road parking via a driveway which leads on to a substantially sized detached garage. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Leasehold
 Lease Term Remaining: 36 years remaining
 Ground Rent: £14
 Council Tax Band: C
 Gross Annual Council Tax Charge: £1964.76
 Parking: Off road via driveway
 Water - Mains feed
 Electricity - Mains feed
 Sewerage - Connected to public sewer
 Heating - Mains fed gas
 Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>
 Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed door to front, papered walls and ceiling, carpet flooring, radiator, stairs to first floor landing, door to lounge.

Lounge 13' 1" x 14' 7" (3.99m x 4.44m)

UPVC double glazed window to front, plastered and papered walls, textured ceiling, laminate flooring, radiator, opening to dining room.

Dining Room 9' 11" x 8' 3" (3.01m x 2.51m)

UPVC double glazed window to rear, plastered and papered walls, plastered ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 9' 11" x 9' 3" (3.01m x 2.83m)

UPVC double glazed window and door to rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate work tops with tiled splash backs, stainless steel sink unit, integrated oven and gas hob with over head extractor hood, door to under stairs storage.

First Floor Landing

UPVC double glazed window to side, papered walls and ceiling, carpet flooring, doors to bathroom, three bedrooms and built in storage.

Bathroom 5' 5" x 7' 9" (1.66m x 2.37m)

UPVC double glazed windows to side and rear, tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 11' 1" x 11' 3" (3.37m x 3.44m)

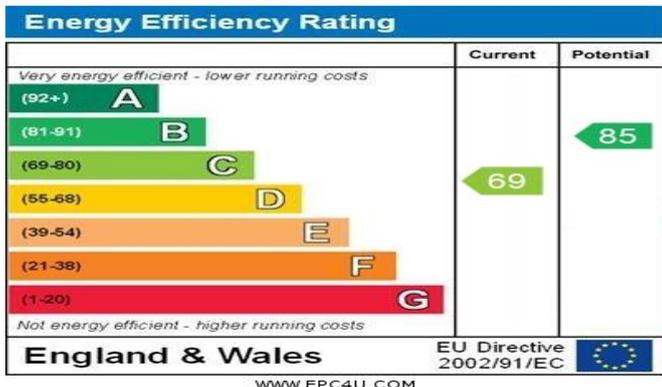
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to built in wardrobe.

Bedroom Two 9' 11" x 11' 3" (3.02m x 3.44m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, door to built in wardrobe.

Bedroom Three 8' 2" x 7' 6" (2.50m x 2.29m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, opening to built in storage.



DISCLAIMER
 No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.