



## York Drive

Llantwit Fardre Pontypridd, CF38 2NR

**£249,950**

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SEMI DETACHED BUNGALOW
- EXTENDED
- SPACIOUS LOUNGE
- DETACHED GARAGE

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**\*\* EXTENDED SEMI DETACHED BUNGALOW \*TWO DOUBLE BEDROOMS \* TWO RECEPTION ROOMS \* DETACHED GARAGE \*\***

Sell Right Estate Agents are proud to present to the market this two bedroom semi detached bungalow property in the Crown Hill estate of Llantwit Fardre. The property's convenient location allows itself easy access to the Church Village bypass and the wider transport links thereafter. The accommodation boasts an entrance porch, hallway, kitchen, spacious bay fronted lounge, dining room, shower room and two double bedrooms. Externally the property benefits from front and rear gardens with the front offering off road parking and the rear boasting an ample sized garden as well as access to a substantially sized detached garage with power supply. Please contact Sell Right Estate Agents to book your viewing on this lovely bungalow.

- Tenure: Freehold
- Council Tax Band: C
- Annual Gross 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 Porch**

Double glazed composite door to side, plastered walls and ceiling, tiled flooring, door to hallway.

**Hallway**

Plastered walls, textured ceiling, laminate flooring, radiator, doors to shower room, kitchen, lounge and two bedrooms.

**Lounge** 19' 4" x 11' 11" (5.89m x 3.63m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator.

**Kitchen** 10' 4" x 11' 4" (3.15m x 3.46m)

UPVC double glazed window and door to side, plastered walls, textured ceiling, tiled flooring, radiator, wall and base units with laminate work tops and splash backs, stainless steel sink unit with mixer tap, opening to dining room.

**Dining Room** 9' 4" x 11' 6" (2.85m x 3.51m)

UPVC double glazed window and doors to rear garden, plastered and papered walls, textured ceiling, laminate flooring, radiator.

**Shower Room** 5' 11" x 5' 4" (1.80m x 1.63m)

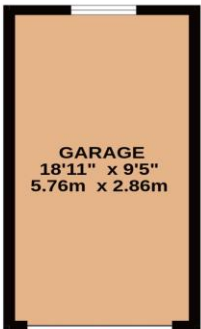
UPVC double glazed window to side, PVC panelled walls, plastered ceiling, non slip flooring, W.C, wash hand basin, walk in shower.

**Bedroom One** 13' 7" x 9' 5" (4.13m x 2.87m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

**Bedroom Two** 10' 7" x 9' 1" (3.22m x 2.76m)

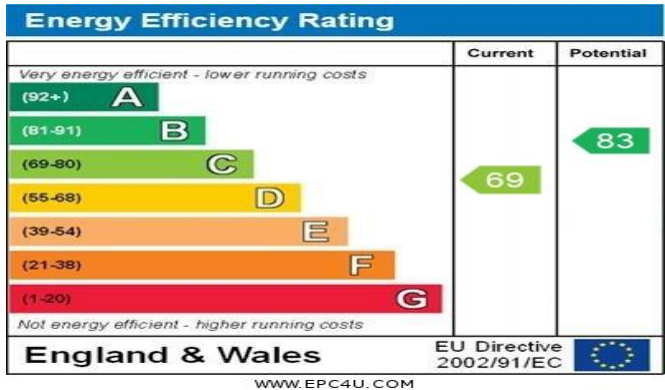
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.



GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.  
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**DISCLAIMER**  
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**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.