



 4  4  4

The Cedars The Woodlands, Llantwit Fardre Pontypridd

offers in excess of £700,000

 **peter
alan**

01443 222851
talbotareen@peteralan.co.uk



About the property

A rare to market and immaculately presented family home offered for sale with no ongoing chain.

Situated in Llantwit Fardre, a village ideal for access to the M4 corridor, local shops, cosy pubs, education, sports and fitness facilities.

The spacious accommodation briefly comprises; Entrance hall, 2 reception rooms, kitchen/ diner, utility room, study and shower room to the ground floor.

To the first floor there are 4 double bedrooms, two of which have en-suite bathroom/ shower room and a family bathroom.

To the outside the property sits on a generous plot with a drive way creating off road parking for multiple vehicles, a fully enclosed rear garden and garage.

This impressive, well designed and tasteful home further features; oak finishes throughout, a master bedroom suite which includes an en-suite bathroom and walk in wardrobe, a fully enclosed private rear garden with a covered seating area and fire pit, a green house, shed, enclosed chicken run, fruit bushes and trees, 6 raised beds, gas central heating and flexible accommodation.

Please call Peter Alan, Talbot Green to arrange a viewing or request 24/7 on our website.

Accommodation

Ground Floor

Entrance Hall

Storage cupboard.

Cloakroom

Shower cubicle, wash hand basin and w.c.

Living Room

23' 4" x 16' 4" (7.11m x 4.98m)
Double doors to rear.

Lounge

14' 7" x 11' 6" (4.45m x 3.51m)

Kitchen/Diner

19' 10" x 12' 3" (6.05m x 3.73m)
Fitted with a matching range of eye and base units with work top over. Door to Study and door to;

Utility Room

12' 8" max x 6' 8" max (3.86m max x 2.03m max)
Boiler housed and door to rear.

Study

11' 6" x 9' 4" (3.51m x 2.84m)
Door to rear.

First Floor

Landing

Loft access, airing cupboard where water tank is housed and storage cupboard.

Master Bedroom

21' 8" max x 20' 1" max (6.60m max x 6.12m max)
Door to walk in wardrobe and door to;





En Suite

Four piece suite comprising; Free standing bath, shower unit, his and hers sink and w.c.

Walk In Wardrobe

12' 7" max x 8' 1" max (3.84m max x 2.46m max)

Bedroom 2

14' 7" max x 12' 1" max (4.45m max x 3.68m max)

Fitted wardrobes and door to;

En Suite

Shower unit, wash hand basin and w.c.

Bedroom 3

11' 6" x 10' (3.51m x 3.05m)

Bedroom 4

11' 6" x 9' 5" (3.51m x 2.87m)

Bathroom

Bath tub with over bath shower, wash hand basin and w.c.



Outside

Front Garden

Block paved drive way, lawn area, access to garage and access to rear.

Rear Garden

A private and fully enclosed garden with a patio area, lawn area, enclosed allotment with raised beds, shed, chicken run, green house, fruit trees and bushes, door to garage, two canopy seating areas and fire pit.

Garage

17' 7" x 16' 4" (5.36m x 4.98m)

Electric up and over door to access and electricity supply.







01443 222851

talbotgreen@peteralan.co.uk



Total floor area 229.6 m² (2,471 sq.ft.) approx

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.propertybox.io



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.

