SELL RIGHT
RESIDENTIAL ESTATE AGENTS



Ffordd Y Friallen

Llantwit Fardre Pontypridd, CF38 2FH

£360,000

- THREE BEDROOMS
- SPACIOUS DETACHED GARAGE
- PRIVATE REAR GARDEN
- NHBC WARRANTY REMAINING
- EN-SUITE TO BEDROOM ONE

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**** NHBC WARRANTY REMAINING * THREE DOUBLE BEDROOMS * SOLAR PANELS * PRIVATE REAR GARDEN * IMMACULATELY PRESENTED * SUBSTANTIALLY SIZED GARAGE ****

An immaculately presented three double bedroom detached home, situated within the highly desirable Coed Derw development, formerly constructed by Bellway Homes. This exceptional property boasts an impressive A-rated energy efficiency rating, complemented by solar panels, and has benefited from approximately £25,000 worth of internal and external upgrades commissioned by the current owner at the time of purchase.

The beautifully appointed accommodation briefly comprises a welcoming entrance hallway, ground floor W.C., spacious bay-fronted lounge and a stylish kitchen/diner featuring an array of integrated appliances. To the first floor are three generously proportioned double bedrooms, including a principal bedroom with en-suite facilities, alongside a contemporary family bathroom.

Externally, the property continues to impress with off-road parking for multiple vehicles, a substantially sized detached garage and a beautifully landscaped, private rear garden enjoying a delightful woodland backdrop.

An outstanding, energy-efficient family home offering modern living, high-quality finishes and a picturesque setting. Early viewing is highly recommended.

Tenure: Freehold
Council Tax Band: E
Gross Annual Council Tax Charge: £2822.59
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
Double glazed composite door to front, plastered walls and ceiling, tiled flooring, radiator, doors to downstairs W.C, lounge and kitchen/diner, stairs to first floor landing.

Downstairs W.C
UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, tiled flooring, W.C, wash hand basin, radiator.

Lounge *17' 5" into bay x 10' 6" (5.30m into bay x 3.20m)*
UPVC double glazed bay window to front, plastered walls and ceiling, carpet flooring, radiator.

Kitchen/Diner *10' 10" max x 17' 9" (3.30m max x 5.42m)*
UPVC double glazed windows and doors to rear garden, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, integrated appliances include dishwasher, fridge/freezer, washer/dryer, oven and gas hob with over head extractor hood, door to storage cupboard.

First Floor Landing
UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, loft access, doors to bathroom, three bedrooms and built in storage cupboards.

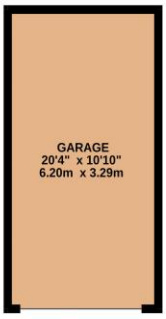
Bathroom *6' 5" x 6' 5" (1.96m x 1.95m)*
UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

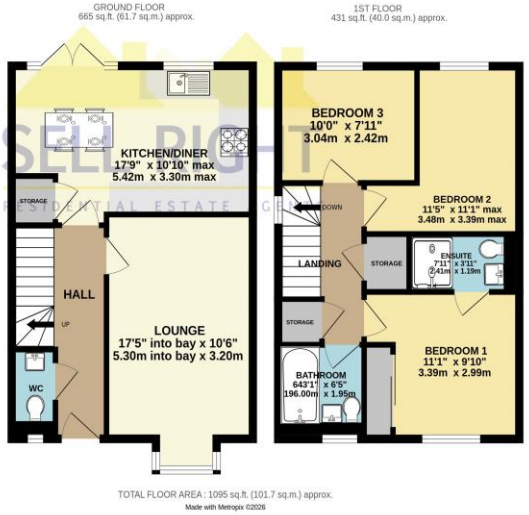
Bedroom One *9' 10" x 11' 1" (2.99m x 3.39m)*
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes, door to en-suite.

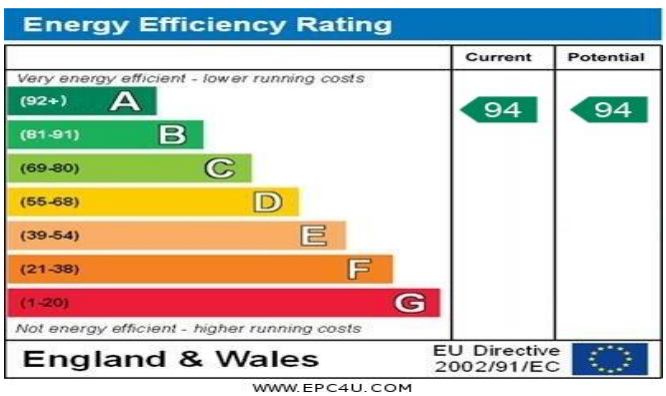
En-suite *3' 11" x 7' 11" (1.19m x 2.41m)*
Plastered and tiled walls, plastered ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin, shower cubicle.

Bedroom Two *11' 5" max x 11' 1" (max 3.48m x 3.39m)*
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three *7' 11" x 10' 0" (2.42m x 3.04m)*
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.







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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.