



Clos Creyr

Llantwit Fardre Pontypridd, CF38 2TD

£179,950

- NO ONWARD CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- STUNNING VIEWS TO REAR
- MODERN BATHROOM
- SPACIOUS LOUNGE

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**** NO ONWARD CHAIN * TWO BEDROOMS * STUNNING VIEWS TO REAR * MODERN BATHROOM * CONTEMPORARY KITCHEN ****

Sell Right Estate Agents are pleased to bring to the market this beautifully presented two bedroom mid-terrace property located in the highly desirable Meadow Farm estate of Llantwit Fardre, Enjoying an elevated position with stunning views across to the Garth Mountain, the home is perfectly situated within close proximity to a range of well-regarded Welsh and English speaking primary and comprehensive schools. The ground floor accommodation comprises of an entrance porch leading into a neutrally decorated lounge and a contemporary fitted kitchen. To the first floor, the property offers a landing area, a modern bathroom and two well-proportioned bedrooms, both benefiting from built-in storage. Externally, the property features off-road parking via a driveway to the front, while to the rear there is a generous south-facing garden – ideal for outdoor entertaining and enjoying the surrounding views. Please contact Sell Right Estate Agents to book your viewing on this lovely property.

Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £1964.76
Parking: Off Street 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

UPVC double glazed door to front, plastered walls and ceiling, tiled flooring, door to lounge.

Lounge 15' 3" x 12' 11" (4.64m x 3.94m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, door to kitchen, stairs to landing.

Kitchen 7' 3" x 12' 11" (2.20m x 3.94m)

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

First Floor Landing

Plastered walls, textured ceiling, carpet flooring, doors to bathroom, two bedrooms and built in storage, loft access.

Bathroom 6' 2" x 6' 2" (1.89m x 1.89m)

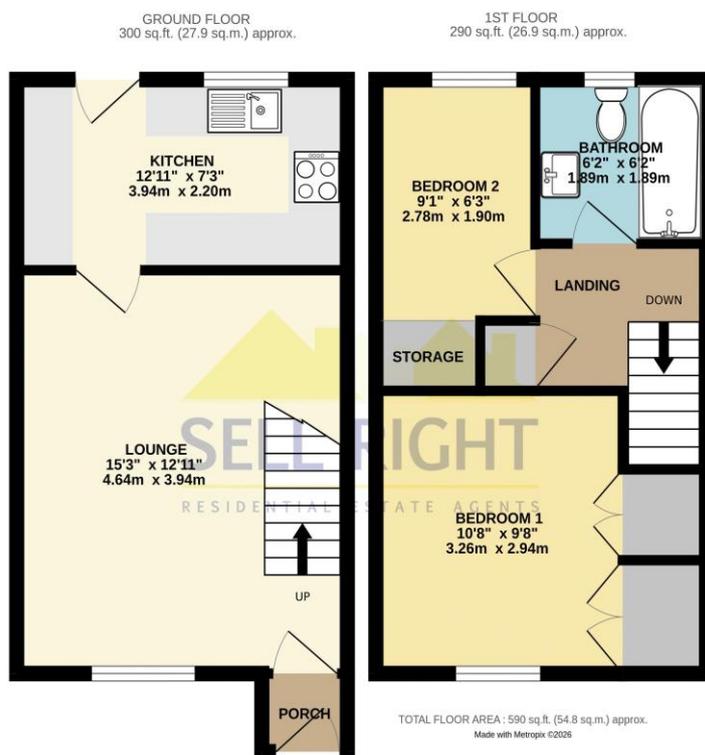
UPVC double glazed window to rear, PVC panelled walls, textured ceiling, tiled flooring, radiator, W.C, vanity wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 10' 8" x 9' 8" (3.26m x 2.94m)

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

Bedroom Two 9' 1" x 6' 3" (2.78m x 1.90m)

UPVC double glazed window to rear, plastered walls, textured 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.