



Cae Garw, Llantwit Fardre Pontypridd CF38 2TQ

welcome to
Cae Garw, Llantwit Fardre
Pontypridd

- Semi-Detached House In A Coveted Modern Development
- A Recently Fitted Open Plan Kitchen/Diner, Ideal For Hosting Family And Friends
- Impressive Front Reception Room
- Three Well-Proportioned Bedrooms
- Stylish First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers in excess of
£280,000

A Truly Exceptional Semi-Detached House, Set in A Peaceful Cul-De-Sac Near Local Amenities And Transport Links - A Wonderful Home For Any Professional Family.



Entrance Hall
Cloakroom - W/C
Reception Room

15' 6" widest x 14' 6" widest (4.72m widest x 4.42m widest)

Kitchen/Diner

21' 11" widest x 8' 7" widest (6.68m widest x 2.62m widest)

First Floor Landing

Bedroom One

11' 2" widest x 9' 1" widest (3.40m widest x 2.77m widest)

Bedroom Two

10' widest x 9' 1" widest (3.05m widest x 2.77m widest)

Bedroom Three

7' 2" widest x 6' 9" widest (2.18m widest x 2.06m widest)

Bathroom

Integral Garage

16' 10" widest x 8' 2" widest (5.13m widest x 2.49m widest)

Driveway

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110681



Property Ref:
TBG110681 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk