



## Cae Garw

Llantwit Fardre Pontypridd, CF38 2TQ

**£230,000**

- NO ONWARD CHAIN
- OFF ROAD PARKING
- SPACIOUS LOUNGE
- THREE BEDROOMS
- KITCHEN/DINER
- DESIRED LOCATION

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**\*\* NO ONWARD CHAIN \* THREE BEDROOMS \* SEMI DETACHED \* OFF ROAD PARKING \* WELL PRESENTED \*\***

Situated on the highly sought-after Rowan Gardens development in Llantwit Fardre, this well-presented three-bedroom semi-detached home offers modern family living in a convenient and desirable location. The property is within easy reach of local shops and amenities and is within walking distance of a selection of Welsh and English-speaking primary schools, together with Bryn Celynnog Comprehensive School. The accommodation briefly comprises an entrance hallway, downstairs W.C., spacious lounge and a contemporary kitchen/diner to the ground floor. Upstairs, a bright landing provides access to three well-proportioned bedrooms, a family bathroom and a useful built-in storage cupboard housing a modern combi boiler. Externally, the property benefits from off-road parking to the front, side gated access and a generous private rear garden designed for low-maintenance enjoyment. An ideal purchase for families, first-time buyers and those seeking a move-in-ready home in a popular residential location. Please contact Sell Right Estate Agents to book your viewing.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £2052.79

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 Hallway**

UPVC double glazed window to door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to downstairs W.C and lounge.

**Downstairs W.C**

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

**Lounge** 16' 8" max x 14' 6" max (5.07m max x 4.43m max)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, doors to under stairs storage and kitchen/diner.

**Kitchen/Diner** 8' 5" x 14' 6" (2.57m x 4.43m)

UPVC double glazed window and doors to rear garden, plastered walls, textured ceiling, vinyl flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor.

**First Floor Landing**

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom, three bedrooms and cupboard housing combi boiler.

**Bathroom** 6' 6" x 5' 11" (1.98m x 1.81m)

UPVC double glazed window to rear, plastered and tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

**Bedroom One** 11' 7" x 8' 4" (3.52m x 2.54m)

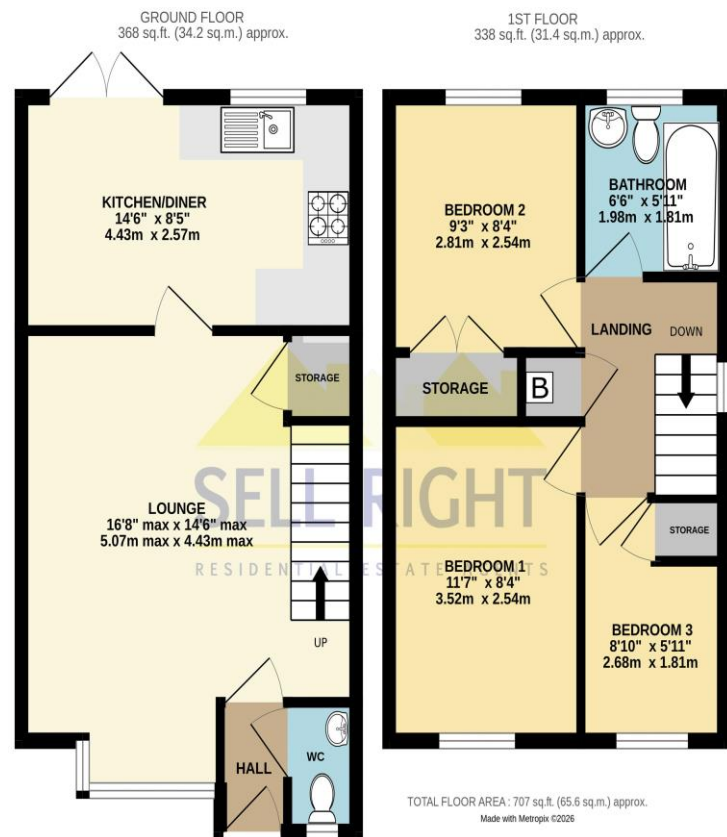
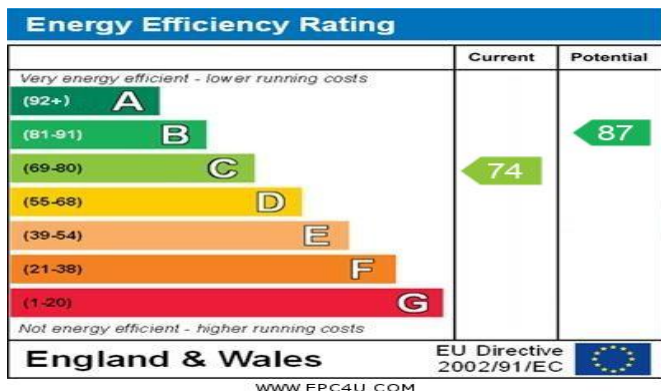
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.

**Bedroom Two** 9' 3" x 8' 4" (2.81m x 2.54m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobe.

**Bedroom Three** 8' 10" x 5' 11" (2.68m x 1.81m)

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



**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.