



Llest Terrace

Llantwit Fardre Pontypridd, CF38 2HH

£215,000

- OFF ROAD PARKING TO REAR
- NO ONWARD CHAIN
- THREE BEDROOMS
- STYLISH DECOR
- MODERN BATHROOM
- CONTEMPORARY KITCHEN

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**** OFF ROAD PARKING TO REAR * FARMLAND VIEWS * NO ONWARD CHAIN * THREE BEDROOMS * STUNNING DECOR THROUGHOUT ****

Enjoying lovely views across open farmland to the rear, this beautifully presented three-bedroom home has been tastefully modernised throughout by the current owners to create stylish, move-in-ready accommodation finished to a high standard. Further highlights include contemporary décor, solid oak internal doors and off-road parking.

The ground floor comprises an entrance hallway, sitting room, lounge, modern fitted kitchen and a contemporary bathroom with a separate W.C.

Upstairs, there are three well proportioned bedrooms accessed from the landing.

Externally, the property benefits from a courtyard to the front, a rear garden laid with lawn and off road parking to the rear.

Situated in the popular Llantwit Fardre area, the property is conveniently located for a range of local amenities, well-regarded schools and excellent transport links, including easy access to Pontypridd, Talbot Green, Cardiff and the M4.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £2052.79

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>

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Entrance Hallway

Double glazed composite door to front, plastered walls and ceiling, carpet flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 11' 9" x 12' 11" (3.59m x 3.93m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, door to kitchen, opening to sitting room.

Sitting Room 8' 5" x 12' 7" (2.56m x 3.83m)

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

Kitchen 9' 11" x 8' 10" (3.03m x 2.69m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated dishwasher, opening to under stairs storage, door to bathroom.

Bathroom 6' 3" x 6' 0" (1.90m x 1.82m)

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

W.C

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, W.C.

First Floor Landing

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, doors to three bedrooms and fitted storage cupboard.

Bedroom One 12' 0" x 8' 8" (3.65m x 2.63m)

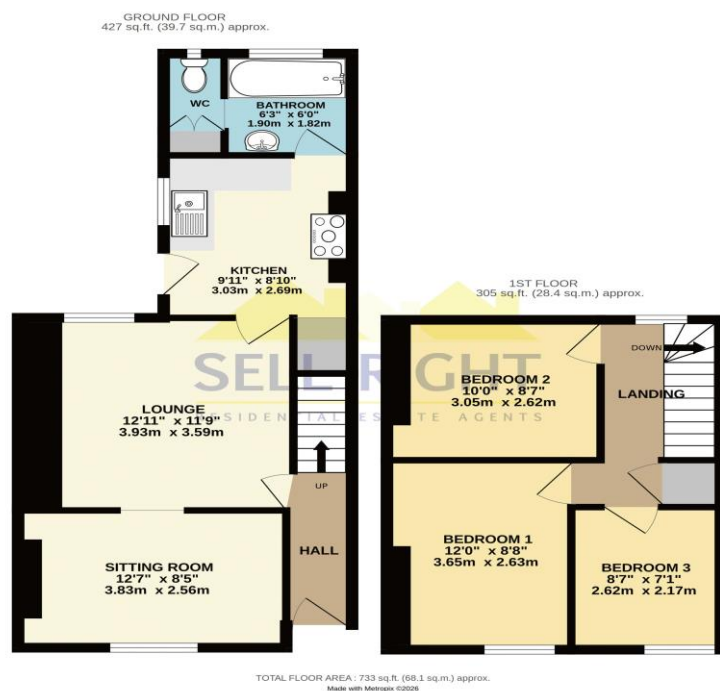
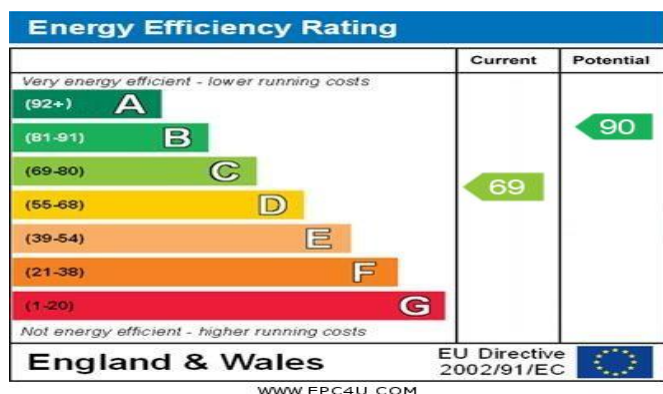
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 8' 7" x 10' 0" (2.62m x 3.05m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Three 8' 7" x 7' 1" (2.62m x 2.17m)

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



DISCLAIMER

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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.