



Heol Bryn Heulog

Llantwit Fardre Pontypridd, CF38 2EJ

£189,950

- TWO BEDROOMS
- OFF ROAD PARKING
- MODERN KITCHEN
- CONTEMPORARY BATHROOM
- OUTBUILDING WITH POWER
- TASTEFUL DECOR

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**** CONTEMPORARY BATHROOM * MODERN KITCHEN * TWO BEDROOMS * OUTBUILDING WITH POWER SUPPLY * OFF ROAD PARKING ****

Sell Right Estate Agents are pleased to bring to the market this two bedroom terraced property in Llantwit Fardre. The property is conveniently located by being within close proximity to local schools, amenities and transport links. The ground floor accommodation comprises of an entrance hallway, spacious open plan lounge and kitchen. The first floor benefits from a landing area which offers access to a modern bathroom and two well proportioned bedrooms with ample built in storage. Externally the property boasts an off road parking space adjacent to the property, as well ample garden space to the front and rear with the rear benefiting from access to a substantially sized stone built outbuilding with power supply. Please contact Sell Right Estate Agents to book your viewing.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £1964.76
- Parking: Off road via designated parking space
- Water - Mains feed
- Electricity - Mains feed
- Sewerage - Connected to public sewer
- Heating - Mains fed gas via combi boiler
- 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 and door to front, papered walls, textured ceiling, tiled flooring, radiator, door to lounge, stairs to first floor landing.

Lounge 15' 2" x 9' 7" (4.63m x 2.93m)

UPVC double glazed window to front, plastered walls and ceiling, tiled flooring, radiator, door to under stairs storage, opening to kitchen.

Kitchen 7' 2" x 12' 6" (2.18m x 3.82m)

UPVC double glazed window and door to rear, plastered walls and ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated appliances include, dishwasher, washing machine, fridge/freezer, oven and gas hob with over head extractor hood.

First Floor Landing

Papered walls, textured ceiling, carpet flooring, doors to bathroom, two bedrooms and built in storage cupboard.

Bathroom 6' 4" x 6' 4" (1.94m x 1.92m)

UPVC double glazed window to rear, 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.

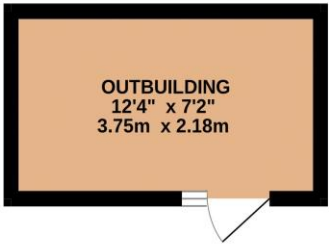
Bedroom One 10' 5" x 9' 8" (3.18m x 2.94m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to over stairs storage.

Bedroom Two 9' 3" x 6' 4" (2.83m x 1.92m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, doors to built in wardrobes.

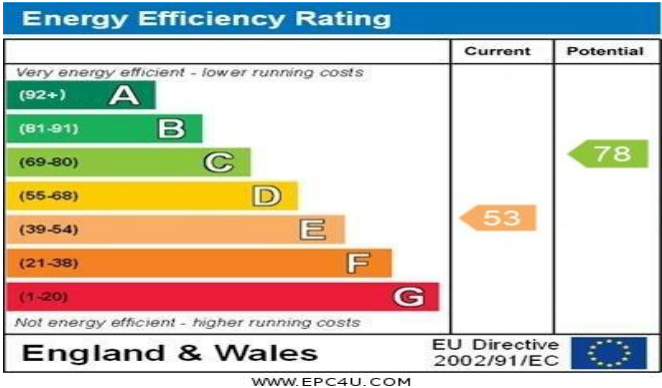
GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 sq.m.) approx.
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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.