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**The Cedars The Woodlands, Llantwit Fardre Pontypridd**  
offers in excess of **£700,000**

 **peter  
alan**

01443 222851  
talbotareen@peteralan.co.uk



## About the property

A rare to market and immaculately presented family home offered for sale with no ongoing chain.

Situated in Llantwit Fardre, a village ideal for access to the M4 corridor, local shops, cosy pubs, education, sports and fitness facilities.

The spacious accommodation briefly comprises; Entrance hall, 2 reception rooms, kitchen/ diner, utility room, study and shower room to the ground floor.

To the first floor there are 4 double bedrooms, two of which have en-suite bathroom/ shower room and a family bathroom.

To the outside the property sits on a generous plot with a drive way creating off road parking for multiple vehicles, a fully enclosed rear garden and garage.

This impressive, well designed and tasteful home further features; oak finishes throughout, a feature log burner, a master bedroom suite which includes an en-suite bathroom and walk in wardrobe, a fully enclosed private rear garden with a covered seating area and fire pit, a green house, shed, enclosed chicken run, fruit bushes and trees, 6 raised beds, gas central heating and flexible accommodation.

Please call Peter Alan, Talbot Green to arrange a viewing or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

Storage cupboard.

#### Cloakroom

Shower cubicle, wash hand basin and w.c.

#### Living Room

23' 4" x 16' 4" ( 7.11m x 4.98m )  
Double doors to rear and feature log burner.

#### Lounge

14' 7" x 11' 6" ( 4.45m x 3.51m )

#### Kitchen/Diner

19' 10" x 12' 3" ( 6.05m x 3.73m )  
Fitted with a matching range of eye and base units with work top over. Door to Study and door to;

#### Utility Room

12' 8" max x 6' 8" max ( 3.86m max x 2.03m max )  
Boiler housed and door to rear.

#### Study

11' 6" x 9' 4" ( 3.51m x 2.84m )  
Door to rear.

### First Floor

#### Landing

Loft access, airing cupboard where water tank is housed and storage cupboard.





### **Master Bedroom**

21' 8" max x 20' 1" max ( 6.60m max x 6.12m max )  
Door to walk in wardrobe and door to;

### **En Suite**

Four piece suite comprising; Free standing bath. shower unit. his and hers sink and w.c.

### **Walk In Wardrobe**

12' 7" max x 8' 1" max ( 3.84m max x 2.46m max )  
**Bedroom 2**

14' 7" max x 12' 1" max ( 4.45m max x 3.68m max )  
Fitted wardrobes and door to;

### **En Suite**

Shower unit, wash hand basin and w.c.

### **Bedroom 3**

11' 6" x 10' ( 3.51m x 3.05m )

### **Bedroom 4**

11' 6" x 9' 5" ( 3.51m x 2.87m )

### **Bathroom**



Bath tub with over bath shower, wash hand basin and w.c.

### **Outside**

#### **Front Garden**

Block paved drive way, lawn area, access to garage and access to rear.

#### **Rear Garden**

A private and fully enclosed garden with a patio area, lawn area, enclosed allotment with raised beds, shed, chicken run, green house, fruit trees and bushes, door to garage, two canopy seating areas and fire pit.

#### **Garage**

17' 7" x 16' 4" ( 5.36m x 4.98m )

Electric up and over door to access and electricity supply.







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Total floor area 229.6 m<sup>2</sup> (2,471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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