



Dyhewydd Isaf

Llantwit Fardre Pontypridd, CF38 2EX

£430,000

- NO ONWARD CHAIN
- SUBSTANTIALLY SIZED PLOT
- DOUBLE GARAGE
- CONSERVATORY TO REAR
- EN-SUITE TO BEDROOM ONE
- FORMER FOUR BEDROOM HOME

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**** NO ONWARD CHAIN * FORMER FOUR BEDROOM HOME * DOUBLE GARAGE * SUBSTANTIALLY SIZED PLOT * CONSERVATORY AND WORKSHOP TO REAR ****

An impressive and generously proportioned three-bedroom detached home, ideally positioned in the popular village of Llantwit Fardre, within easy reach of local amenities, bus routes and a choice of both English and Welsh-medium schools.

Formerly a four-bedroom property, the home offers excellent flexibility and could easily be reinstated to its original layout by reintroducing a dividing wall within the spacious principal bedroom.

The ground floor accommodation comprises an entrance porch, hallway, cloakroom/W.C., kitchen, utility room, lounge, dining room, conservatory and useful workshop. To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a family bathroom.

A particular highlight is the exceptionally sized plot, offering extensive garden space to the front, side and rear. A substantial block-paved driveway provides ample off-road parking and access to a double garage.

Offering generous accommodation, superb outside space and excellent potential, this versatile, detached home is well suited to growing families and viewing is highly recommended.

Tenure: Freehold

Council Tax Band: F

Gross Annual Council Tax Charge: £3335.78

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>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Porch

UPVC double glazed window and door to front, tiled flooring, door to hallway.

Hallway

Plastered walls, textured ceiling, vinyl flooring, radiator, doors to lounge, kitchen, downstairs W.C and dining room, stairs to first floor landing.

Kitchen 8' 5" x 9' 10" (2.56m x 3.00m)

UPVC double glazed window to conservatory, plastered and tiled walls, textured ceiling, tiled 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, opening to utility room.

Utility Room 6' 11" x 5' 3" (2.10m x 1.59m)

Door to rear garden, plastered walls and ceiling, tiled flooring, wall units with laminate work tops and tiled splash backs.

Downstairs W.C 2' 10" x 5' 3" (0.87m x 1.61m)

Window to side, tiled walls, textured ceiling, tiled flooring, W.C, wash hand basin.

Lounge 11' 1" x 19' 2" (3.38m x 5.85m)

UPVC double glazed windows to front, plastered walls, textured ceiling, vinyl flooring, radiators.

Dining Room 12' 3" x 9' 0" (3.73m x 2.74m)

UPVC double glazed doors to conservatory, plastered walls, textured ceiling, vinyl flooring, radiator, door to under stairs storage.

Conservatory 9' 10" x 16' 7" (3.00m x 5.06m)

UPVC double glazed windows and doors to rear garden, plastered walls, laminate flooring, radiator.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, radiator, doors to bathroom and three bedrooms, stairs to loft.

Bathroom 5' 11" x 6' 2" (1.80m x 1.89m)

UPVC double glazed window to side, tiled walls, textured ceiling, vinyl flooring, towel rail radiator, W.C, wash hand basin, panelled bath with hand held shower.

Bedroom One 9' 2" x 19' 2" (2.79m x 5.85m)

UPVC double glazed windows to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to fitted storage cupboard and en-suite.

En-suite 4' 8" x 6' 2" (1.43m x 1.89m)

UPVC double glazed window to side, tiled and PVC panelled walls, textured ceiling, vinyl flooring, chrome towel rail radiator, W.C, wash hand basin, walk in shower cubicle.

Bedroom Two 11' 3" x 9' 6" (3.44m x 2.89m)

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

Bedroom Three 8' 4" max x 9' 6" (2.54m max x 2.89m)

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



DISCLAIMER

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