



Clos Cefn Glas

Llantwit Fardre Pontypridd, CF38 2BS

£325,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- INTEGRAL GARAGE
- MODERN KITCHEN/DINER
- DETACHED
- TASTEFULLY DECORATED THROUGHOUT

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**** NO ONWARD CHAIN * MODERN KITCHEN/DINER WITH INTEGRATED APPLIANCES * INTEGRAL GARAGE * DESIRED LOCATION * DETACHED * THREE BEDROOMS * TASTEFULLY DECORATED ****

Situated on the ever-popular Rowan Gardens development in Llantwit Fardre, this tastefully modernised three-bedroom detached home offers spacious and well-presented accommodation. Conveniently located within easy reach of local shops, amenities and a choice of Welsh and English-medium schools, the property also benefits from excellent transport links via the nearby A473, providing easy access to the A470 and M4 motorway.

The accommodation briefly comprises an entrance hallway, downstairs W.C, a generous lounge, and a stylish, substantially sized kitchen/diner with integrated appliances and internal access to the integral garage. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property enjoys a lawned front garden, off-road parking via a driveway, and a private, enclosed rear garden, creating an ideal space for outdoor relaxation and entertaining.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2822.59

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 door to front, plastered walls and ceiling, laminate flooring, doors to lounge and downstairs W.C.

Downstairs W.C

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

Lounge 14' 7" x 15' 7" max (4.44m x 4.74m max)

UPVC double glazed window to front, plastered and wood panelled walls, plastered ceiling, laminate flooring, radiator, opening to kitchen/diner, stairs to first floor landing.

Kitchen/Diner 8' 8" x 24' 0" (2.63m x 7.32m)

UPVC double glazed windows and doors to rear garden, plastered and wood panelled walls, plastered ceiling, laminate flooring, radiator, wall and base units with laminate work tops, sink unit with pull down mixer tap, integrated appliances to include dishwasher, microwave, oven and induction hob with over head extractor fan, doors to under stairs storage and garage.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, loft access, doors to shower room and three bedrooms.

Shower Room 6' 0" x 6' 0" (1.84m x 1.84m)

UPVC double glazed window to rear, tiled walls, plastered ceiling, vinyl flooring, radiator, walk in shower cubicle, W.C, wash hand basin.

Bedroom One 11' 3" x 9' 2" (3.42m x 2.80m)

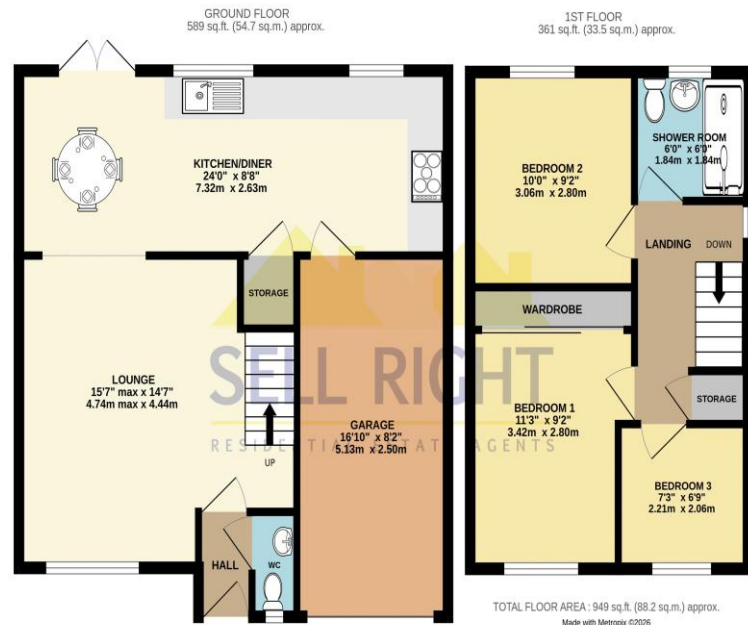
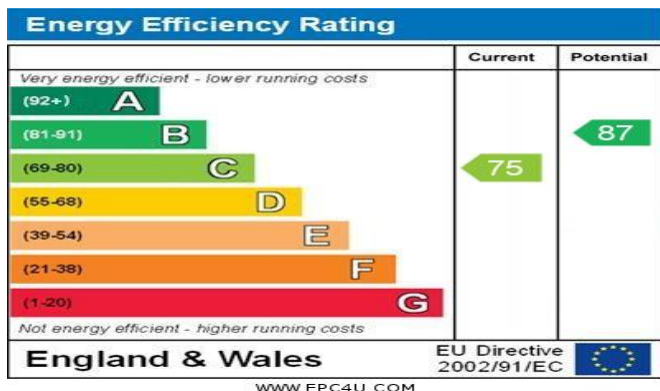
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, sliding doors to built in wardrobes.

Bedroom Two 10' 0" x 9' 2" (3.06m x 2.80m)

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

Bedroom Three 6' 9" x 7' 3" (2.06m x 2.21m)

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.