



## Parc Y Bryn

Llantwit Fardre Pontypridd, CF38 2ED

**£185,000**

- TWO BEDROOMS
- CONSERVATORY TO REAR
- SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- CONTEMPORARY KITCHEN
- MODERN BATHROOM

See all our properties on.....



**\*\* CONSERVATORY TO REAR \* CONTEMPORARY BATHROOM & KITCHEN \* OFF ROAD PARKING \* SOUTH FACING REAR GARDEN \*\***

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 lounge, kitchen and a conservatory. The first floor benefits from a landing area which offers access to a modern bathroom and two well proportioned bedrooms, both with built in storage. Externally the property boasts off road parking via an allocated space, and ample garden space to the front and rear. Please contact Sell Right Estate Agents to book your viewing.

- Tenure: Freehold
- Council Tax Band: C
- Gross Annual Council Tax Charge: £2052.79
- Parking: Off road via allocated parking space
- 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, textured ceiling, laminate flooring, radiator, door to lounge, stairs to first floor landing.

**Lounge** 15' 3" x 12' 11" (4.64m x 3.93m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, opening to kitchen.

**Kitchen** 7' 1" x 12' 11" (2.15m x 3.93m)

UPVC double glazed window and door to conservatory, plastered and tiled walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops, stainless steel sink unit with mixer tap, space for washing machine, cooker and fridge/freezer.

**Conservatory** 9' 11" x 10' 8" (3.02m x 3.25m)

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

**First Floor Landing**

Plastered walls, textured ceiling, carpet flooring, doors to bathroom, two bedrooms and built in storage, loft access with pull down ladder.

**Bathroom** 6' 1" x 6' 4" (1.85m x 1.92m)

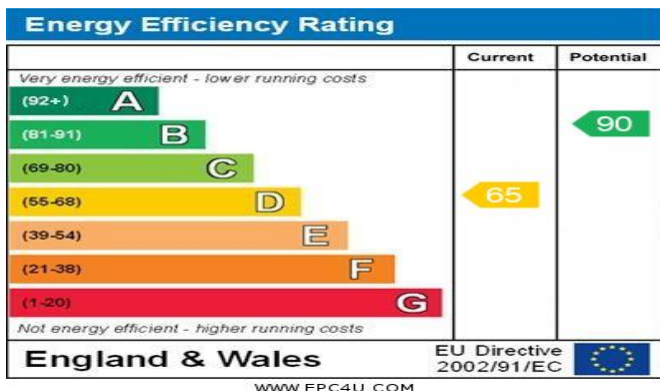
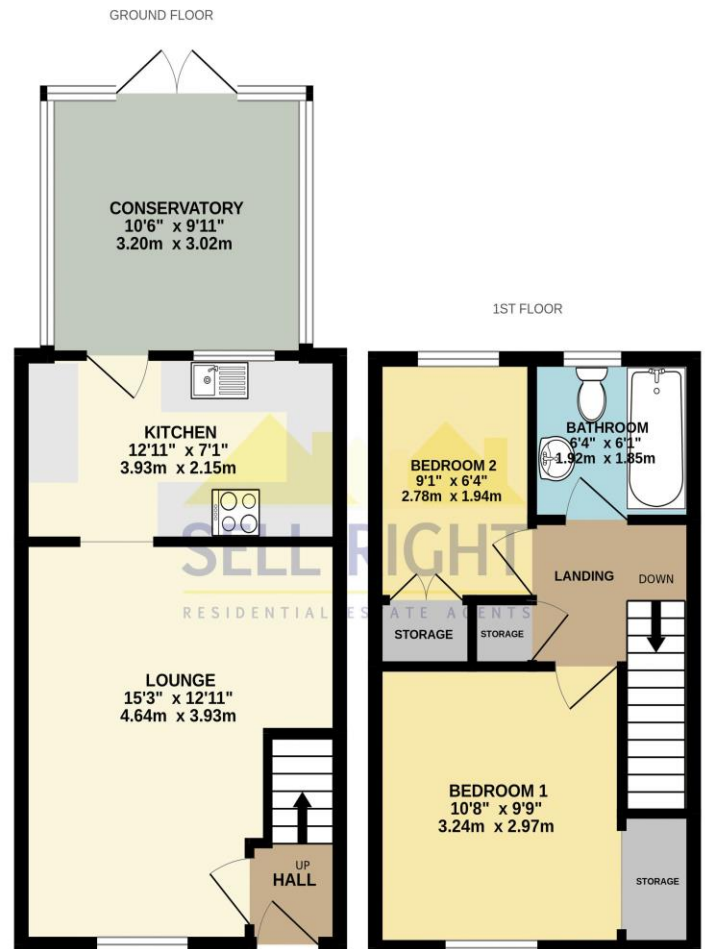
UPVC double glazed window to rear, tiled walls and flooring, textured ceiling, radiator, W.C, wash hand basin, tiled bath with over head shower and glass side screen.

**Bedroom One** 10' 8" x 9' 9" (3.24m x 2.97m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, opening to built in storage.

**Bedroom Two** 9' 1" x 6' 4" (2.78m x 1.94m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in storage.



**DISCLAIMER**  
No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.