



## Hollybush Villas

Church Village Pontypridd, CF38 1PU

**£299,950**

- NO ONWARD CHAIN
- FOUR BEDROOMS
- RARE TO THE MARKET
- DETACHED GARAGE
- SUBSTANTIALLY SIZED REAR GARDEN
- TWO BATHROOMS

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**\*\* NO ONWARD CHAIN \* RARE TO THE MARKET \* FOUR BEDROOMS \* BAY FRONTED \* SUBSTANTIALLY SIZED REAR GARDEN \* DETACHED GARAGE \*\***

Rarely available to the market, this characterful bay fronted four bedroom semi detached home is ideally located in the heart of Church Village, within walking distance of a wide range of shops, amenities and leisure facilities including Llantwit Fardre Leisure Centre. The property also benefits from excellent access to both English and Welsh medium schools, including Llantwit Fardre Primary School and Garth Olwg Primary and Comprehensive Schools. Offering spacious and versatile accommodation throughout, the ground floor briefly comprises an entrance porch, airy hallway, bay fronted lounge, sitting room, dining room, kitchen, rear porch and downstairs bathroom. To the first floor are four well proportioned bedrooms, a family bathroom and landing area. Externally, the property enjoys front garden space, off road parking via a driveway, a detached garage and two additional outbuildings. To the rear, there is a substantially sized private garden which has been decorated with a variety of plants, providing an excellent outdoor space for families and entertaining.

Tenure: Freehold  
 Council Tax Band: D  
 Gross Annual Council Tax Charge: £2309.39  
 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 windows and door to front, UPVC double glazed door to hallway.

**Hallway**

Papered walls, textured ceiling, carpet flooring, radiator, doors to under stairs storage, lounge, sitting room, and kitchen.

**Lounge** 10' 9" x 13' 5" (3.27m x 4.10m)

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

**Sitting Room** 13' 9" x 10' 5" (4.18m x 3.18m)

Papered walls, textured ceiling, carpet flooring, radiator, opening to dining room.

**Dining Room** 9' 5" x 8' 9" (2.86m x 2.67m)

UPVC double glazed window and sliding doors to rear garden, textured walls and ceiling, carpet flooring, radiator.

**Kitchen** 13' 5" x 9' 5" (4.10m x 2.87m)

UPVC double glazed windows to side and rear, door to side porch, plastered walls, wood panelled ceiling, carpet flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap.

**Side Porch**

UPVC double glazed window and door to front, plastered walls and ceiling, carpet flooring, door to lobby area.

**Lobby Area**

plastered walls and ceiling, carpet flooring, folding door to downstairs bathroom.

**Downstairs Bathroom** 5' 7" x 6' 11" (1.71m x 2.11m)

UPVC double glazed window to side and rear, plastered walls, textured ceiling, carpet flooring, radiator, W.C, wash hand basin, tiled bath.

**First Floor Landing**

UPVC double glazed window to side, papered walls and ceiling, carpet flooring, loft access, doors to bathroom and four bedrooms.

**Bathroom** 6' 0" x 6' 2" (1.82m x 1.89m)

UPVC double glazed window to side, tiled walls, textured ceiling, carpet flooring, radiator, W.C, wash hand basin, panelled bath.

**Bedroom One** 12' 10" x 10' 5" (3.90m x 3.18m)

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

**Bedroom Two** 11' 11" x 9' 3" (3.64m x 2.81m)

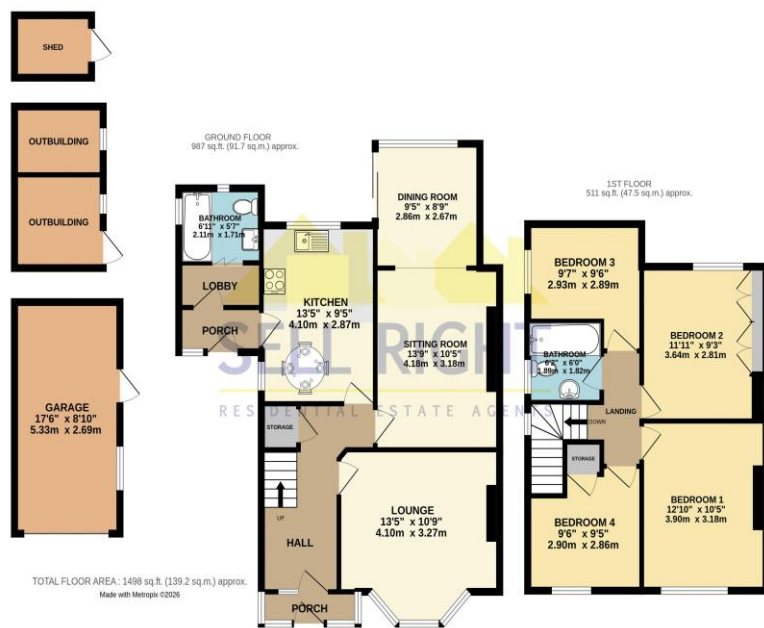
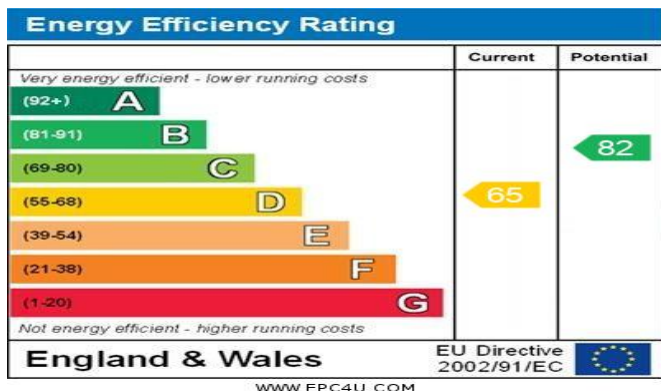
UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, doors to built in storage.

**Bedroom Three** 9' 7" x 9' 6" (2.93m x 2.89m)

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

**Bedroom Four** 9' 5" x 9' 6" (2.86m x 2.90m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to built in storage.



**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.