



Chandlers Reach

Llantwit Fardre Pontypridd, CF38 2NJ

£204,950

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- SEMI DETACHED
- SPACIOUS LOUNGE/DINER
- MODERN BATHROOM
- EXCELLENT TRANSPORT LINKS

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**** SEMI DETACHED * TWO DOUBLE BEDROOMS * MODERN BATHROOM * PRIVATE REAR GARDEN * OFF ROAD PARKING ****

Situated within the sought-after Chandlers Reach development in Llantwit Fardre, this well-presented two-bedroom home enjoys a convenient location close to a range of local amenities and well-regarded schools. The property also benefits from excellent commuter links, with the A470 link road just a short distance away, providing easy access to both the A470 and M4 motorway.

The accommodation comprises an entrance hallway, fitted kitchen and a spacious lounge/diner to the ground floor. To the first floor, the landing provides access to two generous double bedrooms and a modern family bathroom. Externally, the property benefits from a front garden laid to lawn and off-road parking for multiple vehicles.

To the rear is a private, low-maintenance garden, providing an ideal space for relaxing or entertaining.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £2052.79

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, textured ceiling, laminate flooring, radiator, doors to lounge/diner and under stairs storage, opening to kitchen.

Kitchen 8' 6" x 7' 6" (2.60m x 2.28m)

UPVC double glazed window to front, plastered walls, textured ceiling, tiled flooring, wall and base units with laminate work tops and tiled splash backs, stainless steel sink unit with mixer tap, integrated oven and gas hob with over head extractor hood, space for fridge/freezer and washing machine.

Lounge/Diner 11' 3" x 19' 2" (3.42m x 5.83m)

UPVC double glazed window and doors to rear, UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, stairs to first floor landing.

First Floor Landing

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, doors to bathroom, two bedrooms and built in storage.

Bathroom 6' 2" x 5' 7" (1.89m x 1.69m)

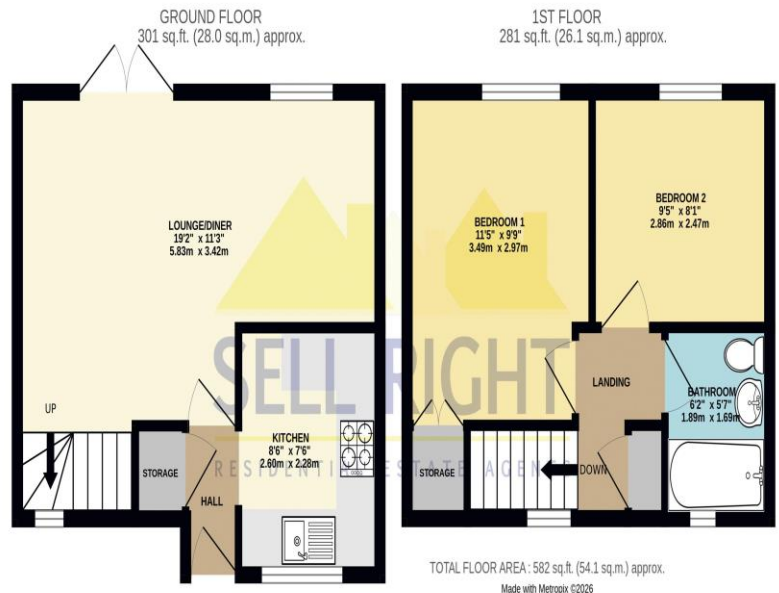
UPVC double glazed window to front, plastered and tiled walls, tiled flooring, textured ceiling, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom One 11' 5" x 9' 9" (3.49m x 2.97m)

UPVC double glazed window to front, plastered and papered walls, textured ceiling, carpet flooring, radiator, door to over stairs storage.

Bedroom Two 8' 1" x 9' 5" (2.47m x 2.86m)

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



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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.