



Clos Creyr

Llantwit Fardre Pontypridd, CF38 2TD

£265,000

- MODERN KITCHEN
- GROUND FLOOR EXTENSION
- THREE BEDROOMS
- CONTEMPORARY BATHROOM
- OFF ROAD PARKING
- SEMI DETACHED

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**** GROUND FLOOR EXTENSION * THREE BEDROOMS * MODERNISED THROUGHOUT * SEMI DETACHED ****

Sell Right Estate Agents are pleased to bring to the market this extended three-bedroom semi-detached home, enjoying an elevated position with stunning views across the surrounding area, situated on the popular Meadow Farm estate in Llantwit Fardre.

The well-proportioned ground floor accommodation comprises of an entrance hallway, downstairs W.C., lounge, kitchen, and a versatile reception room occupying the ground floor extension. To the first floor are three bedrooms, a modern shower room and a landing area.

Externally, the property benefits from off road parking for multiple vehicles via a resin bound driveway and a designated parking space to the front. To the rear there is a resin bound patio area and ample garden space with a decked area. Offering versatile living space, attractive views and a sought-after location, this property makes an ideal family home.

- Tenure: Freehold
Council Tax Band: C
Gross Annual Council Tax Charge: £2052.79
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 Hallway

Double glazed composite door to front, UPVC double glazed window to side, plastered walls, textured ceiling, laminate flooring, radiator, door to lounge, stairs to first floor landing.

Downstairs W.C

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

Lounge 11' 7" x 13' 0" (3.54m x 3.97m)

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, door to kitchen.

Kitchen 10' 8" x 16' 3" (3.25m x 4.96m)

UPVC double glazed window and door to rear garden, plastered walls and ceiling, laminate flooring, radiators, wall and base units with laminate work tops and splash backs, centre island with laminate work tops, sink unit with mixer tap, integrated oven and hob with over head extractor, opening to reception room, door to built in storage.

Reception Room 9' 7" x 6' 10" (2.92m x 2.09m)

UPVC double glazed window and doors to rear garden, plastered walls and ceiling, laminate flooring.

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, textured ceiling, doors to shower room, three bedrooms and built in storage.

Shower Room 6' 0" x 6' 9" (1.83m x 2.05m)

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

Bedroom One 12' 0" x 9' 3" (3.65m x 2.82m)

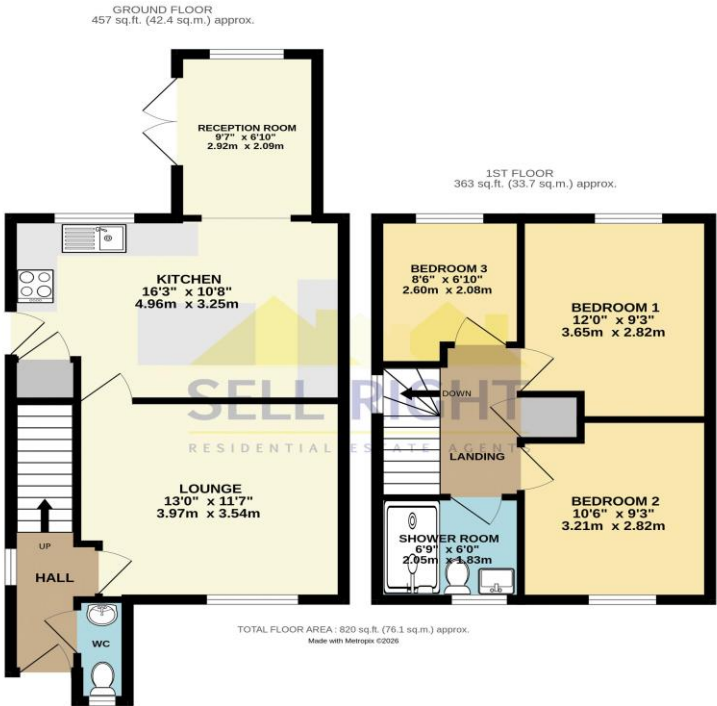
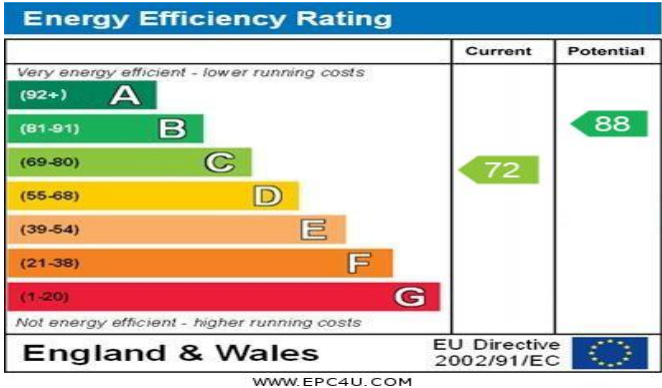
UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator.

Bedroom Two 10' 6" x 9' 3" (3.21m x 2.82m)

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

Bedroom Three 8' 6" x 6' 10" (2.60m x 2.08m)

UPVC double glazed window to rear, plastered walls, textured 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.