



DYLAN DAVIES
Estate & Letting Agents

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8 Main Road, Church Village, Pontypridd, CF38 1SB

Chandlers Reach, Llantwit Fardre, Pontypridd. CF38 2NJ

£320,000



FOR SALE

****A MODERN and WELL PRESENTED FAMILY HOME, set on a PRIVATE CUL DE SAC POSITION****

****LANDSCAPED REAR GARDEN, plus AMPLE FRONT PARKING****

****STYLISH KITCHEN, UTILITY ROOM and D'STAIRS CLOAKS****

THREE BEDROOM DETACHED PROPERTY, SET ON A QUIET AND PRIVATE CUL DE SAC POSITION, WITHIN THE EVER POPULAR 'CHANDLERS REACH' DEVELOPMENT IN LLANTWIT FARDRE. THE PROPERTY HAS BEEN METICULOUSLY LOOKED AFTER AND UPGRADED BY THE CURRENT VENDOR, CREATING A MODERN AND STYLISH HOME READY TO MOVE INTO.

The ground floor accommodation comprises; entrance hallway, downstairs cloakroom/wc, open plan kitchen / dining / lounge area, utility room and a sitting / play room.

****COMBI BOILER****

The main open plan area is a great space with a light and airy feel and neutral decoration. Large windows and French Upvc doors to the rear allow plenty of natural light into the room, creating a homely feel. We also find a decorative pebble feature fireplace with log burner - a true statement piece for the room. The open space leads neatly to the modern high gloss fitted kitchen with solid wood worktops, plenty of cupboard space and a breakfast bar area. We also find a spacious room, plus a second reception room, which could be used for a variety of purposes, including a sitting / play room.

****SOLID OAK DOORS****

Upstairs we find three well proportioned bedrooms - all finished to an up to date and neutral standard. A good size 4 piece family bathroom is also found upstairs, and comprises of a white suite - bath, wc, sink unit and a shower cubicle.

Heading outside, the rear garden has been completely transformed into a tranquil and relaxing space with a spacious Indian sandstone patio, plus artificial lawn, pond and a variety of plants and shrubbery giving a mature and calming feel - the perfect place to unwind after a hard day, or a spot of alfresco dining. There is also space down the side of the house, which is handy for storage etc.

The front of the house has a very generous driveway, which could accommodate around 4 vehicles. There is also an additional space opposite the property which could be used as another parking space or for a shed etc.

The property sits on a private cul de ac with only a handful of other properties. Resulting in a very quiet and secluded feel.

Well positioned for local schools, amenities and transport links nearby.

****A MUST SEE PROPERTY WITH A MIXTURE OF CHARACTER AND MODERN FINISHES****

RCT COUNCIL TAX BAND 'E' - £2,430.83





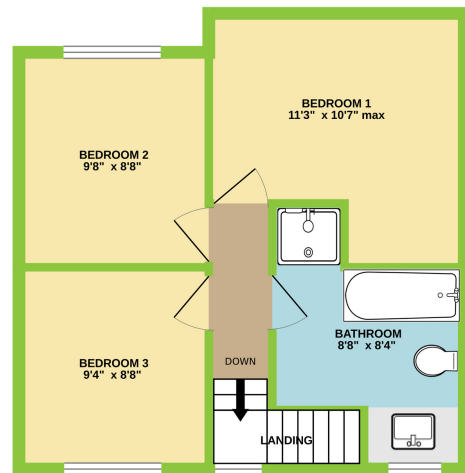
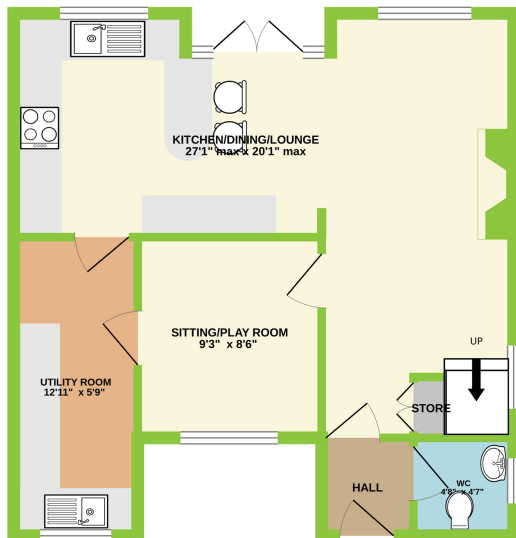
Lovely Front Views





GROUND FLOOR
499 sq.ft. approx.

1ST FLOOR
417 sq.ft. approx.



TOTAL FLOOR AREA : 916 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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