

Llest Terrace, Llantwit Fardre, Pontypridd. CF38 2HH

£200,000 Freehold

FOR SALE



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DYLAN DAVIES
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PROPERTY DESCRIPTION

****WELL PRESENTED THROUGHOUT****

****EXCELLENT LOCATION WITH REAR PARKING****

****FIELDS TO REAR****

Dylan Davies are pleased to offer for sale this 3 bedroom terraced home in Llantwit Fardre.

This exceptional and well presented three bedroom terraced home is a true delight and must be viewed to be fully appreciated. Sympathetically updated to a high standard and offering comfortable and spacious accommodation for modern family living.

In recent years the property has been updated to include Upvc double-glazing and a recently installed combi gas central heating boiler.

Outstanding and spacious lounge/diner offers comfortable family living accommodation, awash with modern touches and finishes. The kitchen has classic shaker style cabinets complimented with marble effect worktops, which adds that extra touch of class to an already modern kitchen area. The lovely ground floor bathroom benefits from a stylish and neutral design, complete with bath, hand basin and WC. The combi boiler can be found in the corner cupboard in the bathroom.

A handy utility room is found adjacent to the kitchen and gives valuable space for all washing and laundry, or just as additional storage.

Heading upstairs the property boasts three generously sized bedrooms, all updated to a modern and exemplary standard and neutrally decorated.

The rear garden area is home to a large decking area, to enjoy those summer nights relaxing or entertaining guests. The residence further benefits from off road parking - accessed via a rear lane.

Fantastic transport links for Cardiff, Pontypridd and beyond, with local schools, amenities and leisure facilities on your door step.

All the hard work done so you can move straight in !

****EARLY VIEWING HIGHLY RECOMMENDED****

FEATURES

- WELL PRESENTED TRADITIONAL TERRACE
- REAR PARKING/DRIVEWAY
- COMBI BOILER (recently installed)
- MODERN KITCHEN & BATHROOM
- CENTRAL AND POPULAR LOCATION
- UPVC DOUBLE GLAZING
- FIELDS TO THE REAR
- IDEAL FIRST BUY / FAMILY HOME
- CLOSE FOR LOCAL SCHOOLS, AMENITIES AND COMMUTING LINKS



Fields to Rear

ROOM DESCRIPTIONS

ENTRANCE HALLWAY

3' 4" x 11' 8" (1.02m x 3.56m)

LOUNGE / DINER

12' 7" x 21' 6" (3.84m x 6.55m)

KITCHEN

9' 11" x 9' 7" (3.02m x 2.92m)

UTILITY ROOM

8' 5" x 6' 1" (2.57m x 1.96m)

FAMILY BATHROOM

6' 5" x 8' 10" (1.96m x 2.69m)

FIRST FLOOR

LANDING

5' 7" max x 12' 0" (1.70m x 3.66m)

BEDROOM ONE

10' 0" x 10' 0" (3.05m x 3.05m)

BEDROOM TWO

10' 6" x 9' 9" (3.20m x 2.97m)

BEDROOM THREE

6' 0" x 8' 11" (1.83m x 2.72m)

EXTERNAL

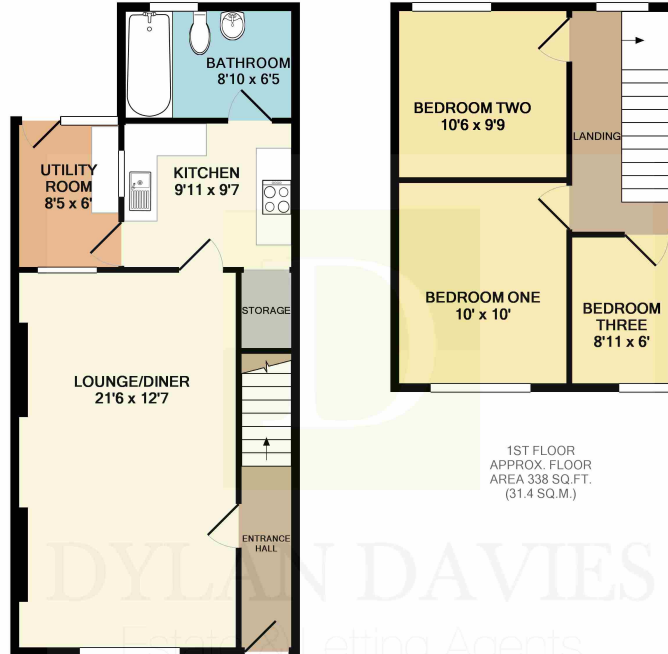
REAR GARDEN

REAR PARKING / HARDSTANDING

FRONT COURTYARD GARDEN



FLOORPLAN & EPC



GROUND FLOOR
APPROX. FLOOR
AREA 527 SQ.FT.
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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