



DYLAN DAVIES
Estate & Letting Agents

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

Heol Bryn Glas, Llantwit Fardre, Pontypridd. CF38 2DJ

£419,950



FOR SALE

****NO ONWARD CHAIN****

****4 RECEPTION ROOMS****

****GARAGE CONVERSION****

DYLAN DAVIES ARE DELIGHTED TO OFFER FOR SALE THIS INCREDIBLY SPACIOUS and VERSITILE FAMILY HOME, SET ON A QUIET CUL DE SAC POSITION WITHIN THE EVER POPULAR 'MEADOW FARM' DEVELOPMENT IN LLANTWIT FARDRE. THIS EXTENDED PROPERTY WOULD MAKE AN IDEAL FAMILY PROPERTY, THANKS TO ITS ENVIABLE PROPORTIONS AND SOUTH FACING GARDEN.

The property is conveniently located and within walking distance to local schools and amenities, as well as excellent transport links on your doorstep - including the Church Village by-pass, A470 and M4.

The ground floor accommodation of the property comprises; entrance hallway, downstairs cloakroom/wc, lounge, kitchen/breakfast room, dining room, utility room and 2 x sitting rooms (front sitting room is a garage conversion). The versatility and flexibility on offer is fantastic, with plenty of room for all the family, which could be used for a variety of purposes.

****COMBI BOILER****

****UPVC DOUBLE GLAZING****

Upstairs, the property has a generous landing area serving all bedrooms and family bathroom.

The first floor currently has 5 bedrooms with the 6th bedroom currently being used as a dressing room (but could easily be changed into a bedroom if required). We also find a master bedroom ensuite shower room, plus access into the loft via a pull down ladder.

Externally the property has a lovely size south facing rear garden, which has predominantly been kept low maintenance, with a lawn area and shed.

The front of the house has a pretty lawn garden, plus tandem driveway for off road parking.

If you're looking for a good size family property with flexible living, in a desired and quiet area, this could be the property for you.

****MUST BE VIEWED TO APPRECIATE THE SIZE and SCOPE OF THIS IMPRESSIVE HOUSE****

****NO CHAIN****

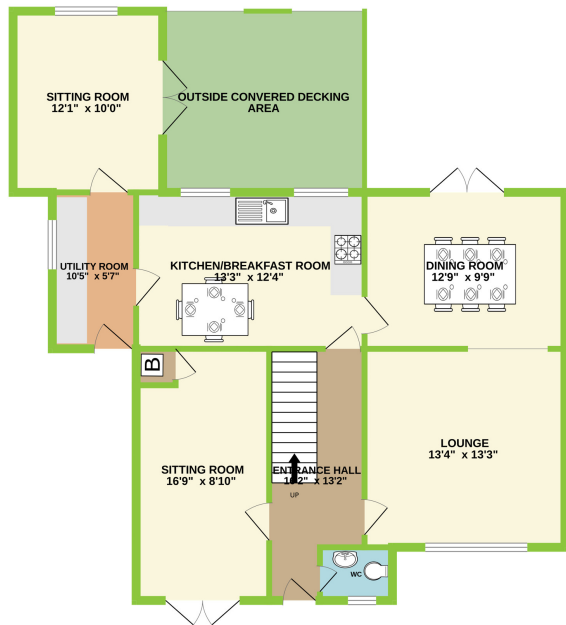
RCT COUNCIL TAX BAND 'G' - £3,314.09 Gross charge.







GROUND FLOOR



1ST FLOOR



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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