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**25 Beechwood Drive**  
Llantwit Fardre, Pontypridd, CF38 2PJ

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## 25 Beechwood Drive

Llantwit Fardre, Pontypridd,  
Rhondda Cynon Taff, CF38 2PJ

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£350,000 Freehold

### 4 Bedrooms : 2 Bathrooms : 1 Reception Rooms

An immaculate, modernised detached family home located in this popular residential cul-de-sac in Llantwit Fardre. The "move in ready" accommodation includes: a broad living room, contemporary kitchen and dining area running the width of the rear of the property with bi-fold doors leading to the rear garden. To the first floor, master bedroom with en-suite shower room, three further bedrooms and contemporary family bathroom. Driveway parking and garage; sheltered, enclosed garden to the rear including decked seating areas and lawn.

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#### Directions

From M4 Junction 34 (Miskin) travel along the A4119 in a northerly direction and turn right after about 1.5 miles at a roundabout onto A473 towards Pontypridd. Continue along this road - the Church Village Bypass - for about 3 miles bearing left at the third roundabout where signposted into Llantwit Fardre. Travel along this road - Crown Hill - and take the left turning into Aspen Way then a later right into Beechwood Drive. No 25 is located close to the end of this cul de sac.

- Talbot Green 3.3 miles
  - Cardiff City Centre 9.6 miles
  - M4 (J34, Miskin) 4.5 miles
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**Your local office: Cowbridge**

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* No.25 Beechwood Drive is an immaculate "move in ready" family home located in this popular residential cul de sac
- \* It has been modernised in more recent years and offers understated style with a contemporary design.
- \* Covered entrance porch opens into broad hallway from which double doors lead to the living room; a further door leads to the kitchen/diner and a staircase leads to the first floor.
- \* Wooden flooring to the hall extends into the living room.
- \* Family living room runs the width of the front of the property and has two windows looking over the front garden.
- \* It is a particularly generous space and has, as a focal feature, a 'Minster' style mantelpiece surrounding a living flame gas fire.
- \* To the rear of the property is a kitchen/diner with window from kitchen area looking out over the rear garden and bi-fold doors from the dining area open to the deck with garden beyond.
- \* The stylish, contemporary kitchen includes a very good range of fitted units with electric oven, gas hob and integrated microwave all to remain. Plumbing points for washing machine and a dishwasher and additional space for a tall fridge freezer.
- \* Kitchen is open plan to the dining area where there is ample room for a familysized table.
- \* To the first floor a central landing area has doors leading to all four bedrooms and to the family bathroom.
- \* Master bedroom is a good double room positioned to the front of the property with its own contemporary en-suite shower room.
- \* Bedrooms two and three are to the front and rear respectively and both are doubles.
- \* Fourth bedroom is a generous single looking over the rear garden.
- \* Contemporary family bathroom includes a bath, hand-basin and WC.

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### GARDENS AND GROUNDS

- \* Located close to the end of this cul-de-sac, a drop down curb leads onto a long driveway parking area.
- \* This driveway runs past a lawned front garden and leads to the garage.
- \* Garage (approx. max. 5.2m x 2.4m) is entered via an up and over door and offers considerable storage. The gas central heating boiler is housed here in the garage.
- \* Paths continue from the driveway to both sides lead, through gated entrances, into the rear garden.
- \* A wonderfully sheltered garden to the rear is enclosed by fencing. It is primarily accessed via the kitchen/diner. A broad decked seating area with wooden balustrade opens onto a larger area of lawn. To one side of this is a bark topped play area and, to one far corner, is a paved seating area positioned to catch the afternoon and evening sun.

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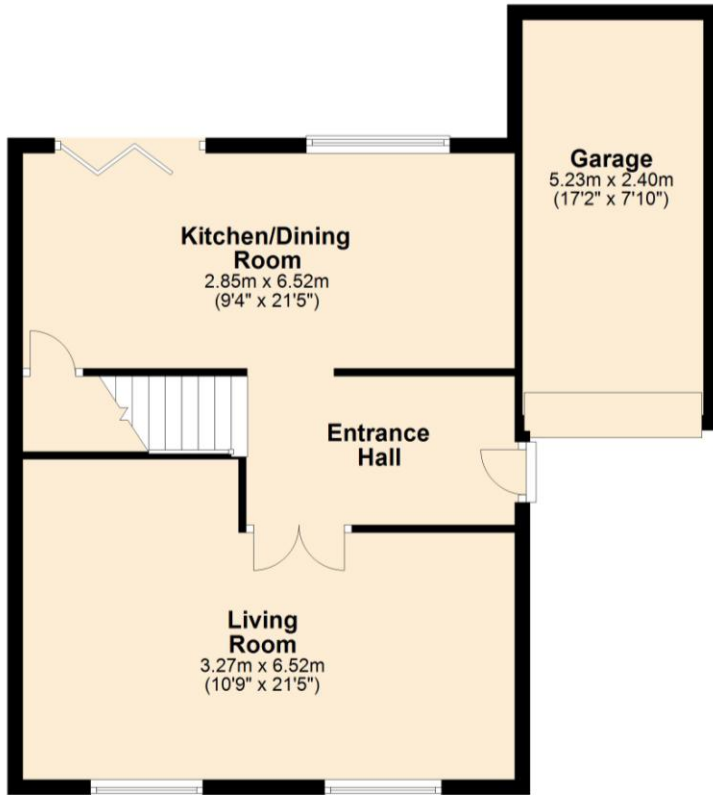
### TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired central heating.



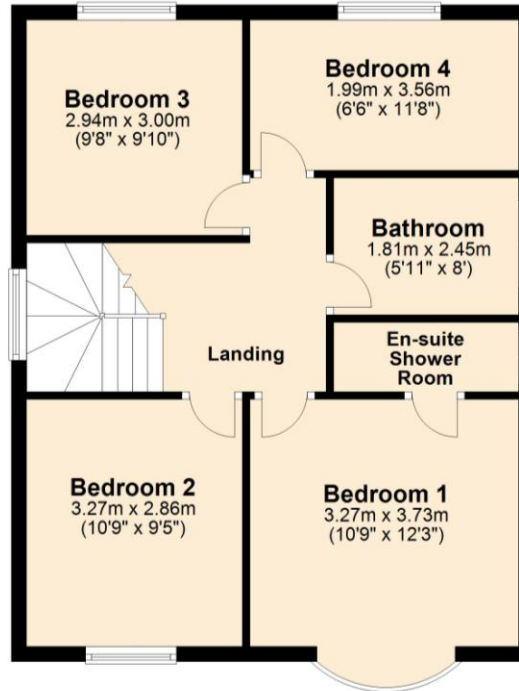
### Ground Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



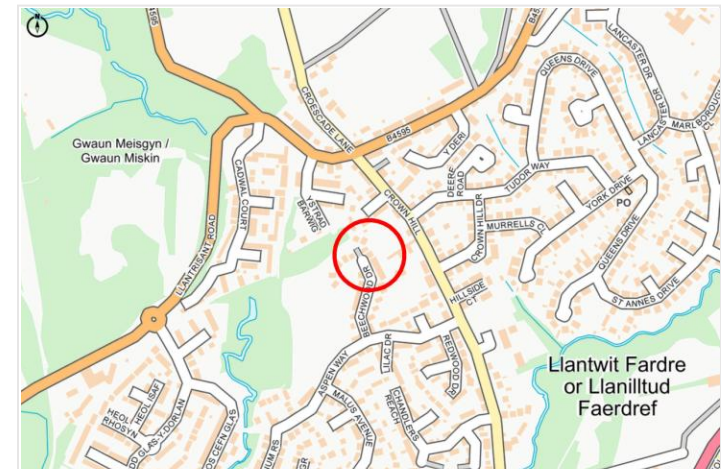
### First Floor

Approx. 55.5 sq. metres (597.4 sq. feet)



Total area: approx. 122.4 sq. metres (1318.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(11-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



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