

17 Ffordd Gwynno,

Llantwit Fardre, Pontypridd, CF38 2TR



Estate Agents and Chartered Surveyors

Asking Price Of

**£240,000**



Semi Detached Property

3

1

2

2

# Property Description

**\*\* THREE BEDROOM SEMI DETACHED \*\* NO CHAIN \*\*** Three bedroom semi detached property in the village of Llantwit Fardre close to local amenities and transport links. Entrance, hallway, cloakroom, lounge, kitchen/dining room, conservatory. To the first floor are three bedrooms and a family bathroom. Gas central heating, uPVC double glazing. Rear westerly facing garden comprising two paved patio and artificial lawn. Driveway for two cars. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx 786 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the desirable area of Llantwit Fardre close to Church Village, Efail Isaf and Creigiau. Easily accessible to the M4 and A470 giving direct links to Cardiff, Bridgend and Swansea. Llantrisant Retail Park is also within close proximity. There are well regarded primary and secondary schools also close at hand.

## ENTRANCE

Laid to lawn with paved pathway to front door. Driveway to side with gated access to rear garden

## HALLWAY

5' 3" x 3' 1" (1.62m x 0.96m)  
Entered via uPVC double glazed front door into hallway. Laminate wood flooring. Doors to lounge and WC.

## WC

4' 8" x 3' 1" (1.44m x 0.95m)  
Low level WC and wash hand basin. Laminate wood flooring. Radiator. uPVC double glazed window to front.

## LOUNGE

16' 8" x 11' 2" (5.09m x 3.42m)  
uPVC double glazed window bay to front with superb views. Feature electric fireplace. Laminate wood flooring. Radiator. Stairs to first floor with under stair cupboard. Doors to kitchen/dining room.

## KITCHEN/DINING ROOM

14' 7" x 8' 5" (4.46m x 2.59m)  
A modern kitchen fitted with a wide range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor over. Space for fridge/freezer and washing machine. Cupboard housing gas combination boiler. Tiled flooring and splash backs. Space for dining table. Radiator. uPVC double glazed window to rear and sliding patio doors to conservatory.

## CONSERVATORY

12' 11" x 8' 2" (3.94m x 2.51m)  
uPVC double glazed windows to all aspects, with French patio doors to side. Laminate wood flooring. Light and power.

## FIRST FLOOR

### LANDING

Doors to three bedrooms and bathroom. uPVC double glazed window to side. Loft access. Airing cupboard.

### BEDROOM ONE

11' 6" x 8' 4" (3.52m x 2.56m)  
uPVC double glazed window to front with views. Laminate wood flooring. Radiator

### BEDROOM TWO

9' 5" x 8' 5" (2.89m x 2.57m)  
uPVC double glazed window to rear. Fitted wardrobes. Radiator.

### BEDROOM THREE

8' 8" x 5' 11" (2.66m x 1.82m)  
uPVC double glazed window to front with views. Laminated wood flooring. Radiator.

### BATHROOM

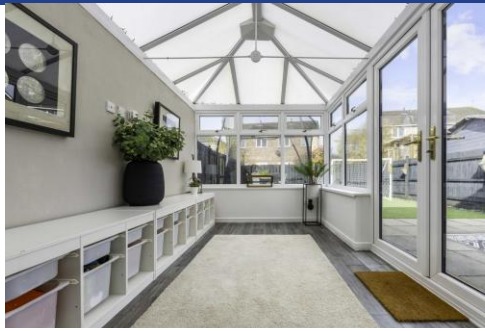
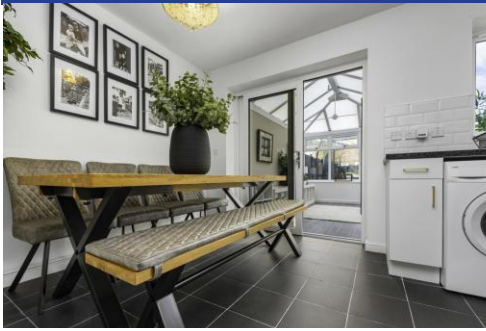
6' 8" x 5' 10" (2.05m x 1.79m)  
A white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer shower over. Tiled flooring and splash backs. Ladder radiator. Extractor fan. uPVC double glazed window to rear.

### OUTSIDE

### REAR GARDEDN

A well presented Westerly facing rear garden mainly artificial lawn with two paved patio areas and boundary fence. Outside tap.

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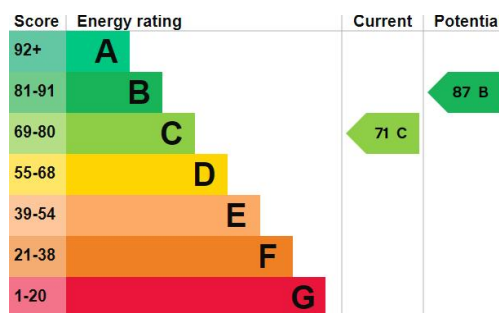
GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR  
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 786 sq.ft. (73.1 sq.m.) 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 guarantees as to their operability or efficiency can be given.  
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