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PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**The Telegraph**



38 Ffordd Y Coetir, Llanilid, Pontyclun, RCT. CF72 4AH



**Offers In Region Of £325,000**

## Main Features

- NO CHAIN
- THREE DOUBLE BEDROOM
- DETACHED
- OFF ROAD PARKING
- DETACHED GARAGE
- DOWNSTAIRES W.C
- UTILITY ROOM
- NEWLY FITTED CARPETS AND FLOORING
- FREEHOLD
- COUNCIL TAX: C - EPC - B

## General Information

NO CHAIN - Nicholas Michael Estate Agents are delighted to bring to market this beautifully presented 3 double bedroom detached property in the desirable Llanilid development, offering upgraded kitchen and flooring, detached garage and off road parking. A few minutes walk to the train station and the M4 at Junctions 34 & 35 are within easy reach.

## Accommodation

### Entrance Hall

13 1 x 6 6 (3.98m x 1.98m)

### Lounge

12 8 x 12 1 (3.86m x 3.68m)

UPVC double glazed window with newly fitted shutters, wood flooring, smooth finish to walls and ceiling, radiator, numerous electric points.

### WC

3 2 x 5 4 (0.96m x 1.62m)

Fitted WC with wash hand basin, Matt black wall mounted heated towel rail, grey tiled flooring, smooth finish to walls and ceiling.

## Kitchen/Diner

9 4 x 18 0 (2.84m x 5.48m)

Modern fitted kitchen with a range of high gloss wall and floor storage cupboards with contrasting modern Grey Quartz worktops, integrated electric oven and hob, integrated dishwasher, integrated fridge freezer, stainless steel extractor fan, stainless steel sink and drainer with central mixer tap, modern grey tiled flooring, space for generous sized dining table and chairs, spotlights, radiator, numerous electric point, UPVC double glazed window, UPVC double glazed patio door to rear garden, access to utility room.

## Utility Room

5 4 x 5 6 (1.62m x 1.68m)

A range of wall and floor cupboards with contrasting grey worktops, integrated washing machine/dryer, modern grey tiled flooring, radiator, numerous electric points, and access to rear garden, access to storage cupboard.

## FIRST FLOOR

### Bedroom One

10 4 x 12 2 (3.15m x 3.71m)

UPVC double glazed window with newly fitted shutters, newly fitted carpets, smooth finish to walls and ceiling, radiator, numerous electric points, built in mirror fronted sliding door wardrobes, access to en-suite.

### En Suite

5 9 x 5 9 (1.75m x 1.75m)

UPVC double glazed window, fitted en-suite with WC, wash hand basin and walk in shower, black tiled flooring, decorative splash back, extractor fan, Matt black wall mounted heated towel rail.



### Bedroom Two

9 5 x 9 6 (2.87m x 2.89m)

UPVC double glazed window, fitted carpet, smooth finish to walls and ceiling, radiator, numerous electric points.

### Bedroom Three

9 5 x 8 3 (2.87m x 2.51m)

UPVC double glazed window, fitted carpet, smooth finish to walls, and ceiling, radiator, numerous electric points, decorative light fitting.

### Family Bathroom

5 4 x 6 8 (1.62m x 2.03m)

Fitted bathroom suite with WC, wash hand basin and electric shower over bath, wall mounted glass shower screen, tiled flooring, Matt black wall mounted heated towel rail, extractor fan.

### EXTERNALLY

#### Front

Off-road parking, access to detached garage = EV charge point .

### Rear Garden

Enclosed rear garden, patio leading to area of lawn, outdoor electric point, outdoor tap.

### EPC Rating

B

### Council Tax

E

### Tenure

FREEHOLD

### Viewings

### Utilities

**Current council tax banding** E

**Current heating type** Not Specified

**Tenure (To be confirmed)** Freehold

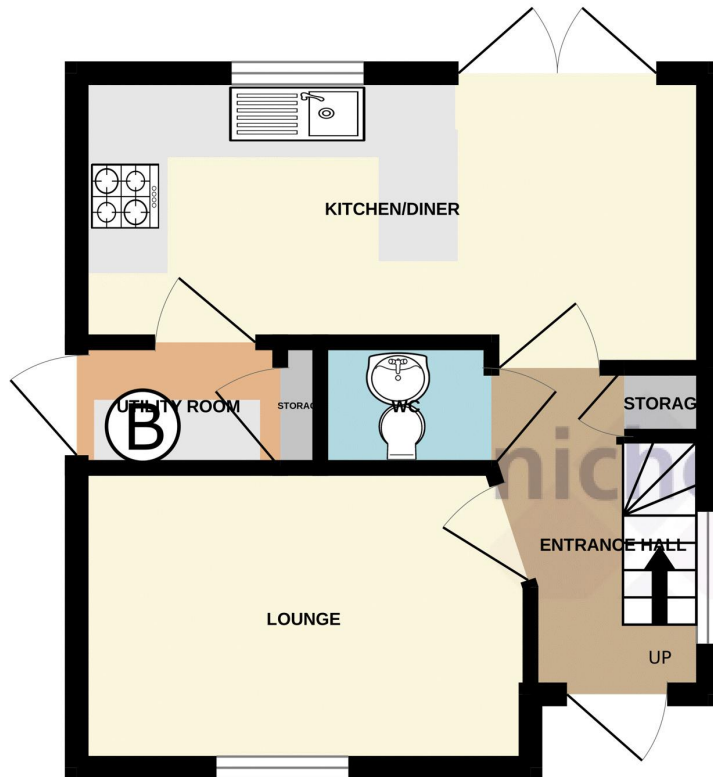








GROUND FLOOR




1ST FLOOR



38 Ffordd Y Coetir

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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