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35 Ffordd Llanbedr
Llanilid, Pontyclun, CF72 4AF

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35 Ffordd Llanbedr

Asking price **£224,995**

A beautifully presented, modern two-bedroom semi-detached home, perfectly positioned in a sought-after location with a south-facing garden backing onto protected grounds.

Modern two-bedroom semi detached

Close to local amenities

Two double bedrooms

Fantastic finish throughout

Kitchen appliances included, plus other furniture items

Off road parking for two cars

Schedule your viewing today





This beautifully presented, two-bedroom semi-detached home is situated in a peaceful cul-de-sac, boasting a sought after position with a South facing garden bordering protected grounds. Conveniently located on the outskirts of Llanharan village, the property benefits from easy access to local amenities, including a primary school, train station, and a short drive from Junction 35 of the M4.

Upon entering through the white composite door with chrome letterbox, you are greeted by a welcoming ENTRANCE HALL with stylish grey wood-effect lino flooring. The hallway leads to a convenient CLOAKROOM, featuring a white low-level toilet, a small sink with a grey tiled splashback, a frosted double-glazed UPVC window, and a radiator. The spacious LOUNGE offers a comfortable and inviting atmosphere, with a lovely grey carpet. The neutral walls and ceiling enhance the light and airy feel, complemented by a large double-glazed UPVC window with

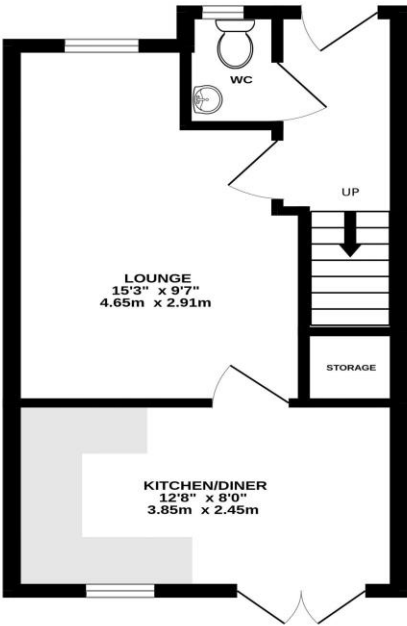
fitted blinds. A useful under-stairs cupboard provides additional practicality plus a radiator situated in the room. Situated at the rear of the home, the contemporary KITCHEN/DINING ROOM is designed for both functionality and style. The grey wood-effect lino flooring enhancing the modern aesthetic. The kitchen boasts grey speckled-effect countertops, sleek grey cupboard doors with contemporary chrome handles, an integrated stainless-steel oven with a four-burner gas hob and extractor hood. Additional features include an LG fridge freezer, a Bosch dishwasher, and an LG washer-dryer. A gas-fired combination boiler is conveniently housed within a wall unit. The dining area enjoys ample natural light from the double-glazed UPVC patio doors, which provide seamless access to the enclosed rear garden.

First floor LANDING with grey carpet, provides access to both bedrooms and the family bathroom. A loft hatch offers additional storage potential. BEDROOM ONE A spacious double

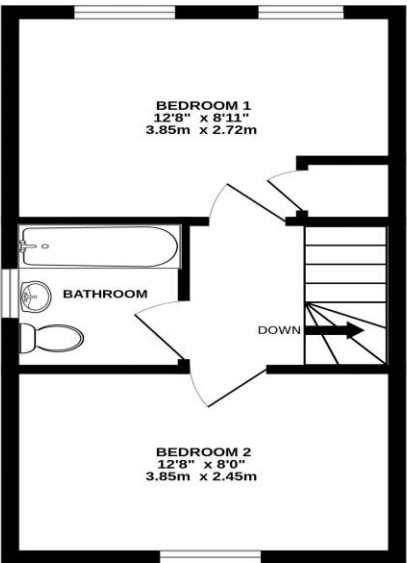
bedroom featuring plush grey carpeting, crisp white painted walls, and a double-glazed UPVC window offering views over the garden. The room includes a large wardrobe, ensuring ample storage space. A radiator completes the room. BEDROOM TWO another double bedroom, featuring a continuation of the grey carpet, white painted walls. A double-glazed UPVC window overlooks the front of the property, allowing for plenty of natural light. A built-in storage cupboard and a radiator add to the room's practicality. The modern FAMILY BATHROOM is designed for relaxation and convenience, featuring grey tile-effect lino flooring, stylish grey splashback tiles, and grey tiling extending into the shower area above the bath. The suite includes a white panelled bath with a shower over, a toilet, and a hand wash basin. A frosted double-glazed UPVC window provides privacy while allowing natural light to filter through. A radiator adds warmth and comfort.

The property benefits from a double width driveway, offering off road parking for two vehicles. A gated side access to the rear garden. The private and enclosed South facing garden is a tranquil outdoor space, perfect for relaxation and entertaining. It features two paved patio seating areas, and an outdoor storage. This delightful property seamlessly blends modern comfort with practical living, making it an ideal home for professionals, couples, or small families. Don't miss the opportunity to view this charming home—schedule a viewing today!

GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.6 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 guarantee as to their operability or efficiency can be given.
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Directions

From Junction 35 of M4, travel north along the dual carriageway. Pass over two roundabouts and at 3rd roundabout take the 3rd exit. Pass over the next roundabout (Dragon Studios). At the next roundabout turn left then turn left again before the play park. At the T Junction turn right. Ffordd Llanbedr is the second left and no 35 is on the left hand side.

What3words: woodstove.flattery.admits

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

Council Tax Band B

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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