



## 34 Chandlers Reach, Llantwit Fardre

£270,000 Freehold

**\*\* THREE DOUBLE BEDROOM END TERRACE FAMILY HOME \*\* LARGE DRIVEWAY \*\* SIZEABLE WEST FACING REAR GARDEN \*\* NO CHAIN \*\*** A spacious three double bedroom end terrace family home in a sought after location. Large open plan kitchen/diner and lounge with modern fitted kitchen and two sets of doors to the rear garden. To the first floor are three double bedrooms and a family bathroom with shower over bath. Gas central heating. Double glazing. Large west facing rear garden. Wide driveway to front. EPC Rating: tbc  
Council Tax band: TBD

Tenure: Freehold

## **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**

Approached via a uPVC double glazed door with obscured windows to upper parts. Opening into the lounge and kitchen.

## **KITCHEN/DINER/LOUNGE**

Dimensions: 20' 2" x 19' 3" (6.15m x 5.89m). A large open plan kitchen/diner and lounge. Modern fitted kitchen appointment along four sides in white high gloss handleless fronts beneath woodgrain effect laminate worktop surfaces. Inset 1.5 bowl sink with side drainer. Inset four ring hob with cooker hood above. Integrated dishwasher. Integrated under counter fridge and freezer. Concealed combi gas central heating boiler. Worktop breakfast bar. Window to front. Ample space for family dining table and large space for family seating. Patio doors and french doors to rear garden. Laminate flooring. Under stairs recess. Radiator.

## **FIRST FLOOR LANDING**

Approached via a quarter turning staircase leading to the central landing area. Obscured glass window to front.

## **BEDROOM ONE**

Dimensions: 11' 3" x 7' 9" (3.45m x 2.37m). Overlooking the large lawned rear garden, a good sized double bedroom. Open recess wardrobe storage. Laminate flooring. Radiator.

## **BEDROOM TWO**

Dimensions: 9' 8" x 8' 6" (2.96m x 2.61m). Aspect to rear, a second double bedroom. Laminate flooring. Radiator.

## **BEDROOM THREE**

Dimensions: 9' 4" x 8' 5" (2.85m x 2.58m). Overlooking the entrance approach, a third double bedroom. Laminate flooring. Radiator.

## **FAMILY BATHROOM**

Dimensions: 8' 2" x 7' 1" (2.49m x 2.16m). Comprising low level wc, wash hand basin and panelled bath with shower above. Acrylic and tiled splash back. Tiled flooring. Obscured glass window to front. Chrome heated towel rail. Recessed spot lights. Access to roof space.

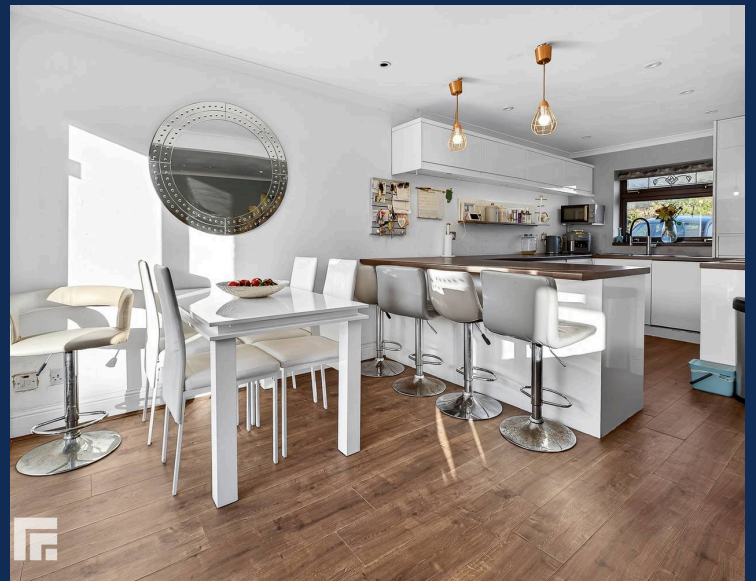
## **OUTSIDE**

### **REAR GARDEN**

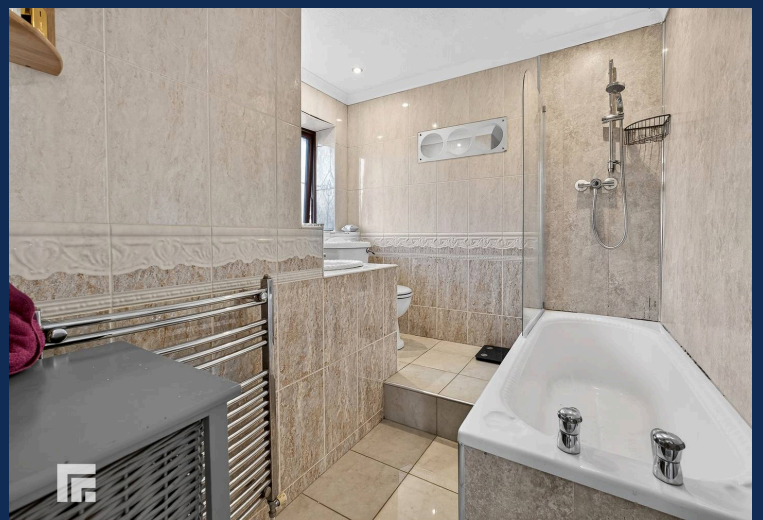
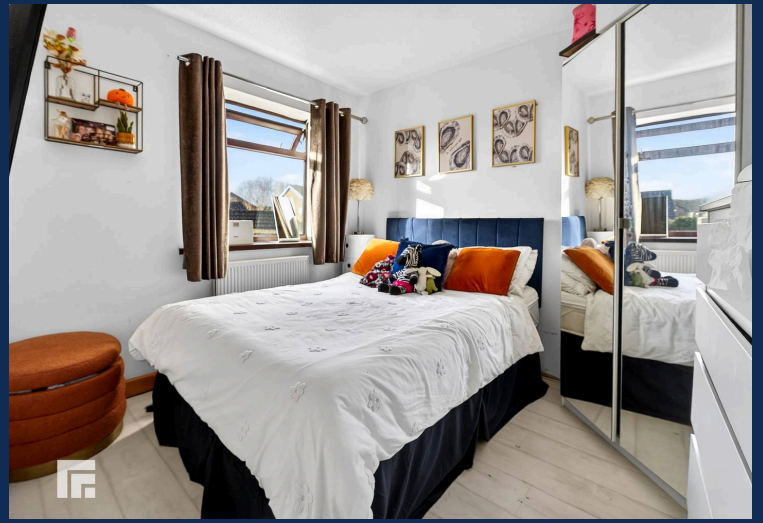
Enjoying a westerly facing garden with paved patio leading onto a large area of lawn with additional rear paved patio to the end of the garden. Gate proving side access. Outside power points. Timber shed.

### **FRONT**

Wide and long driveway with parking for multiple cars.







GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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