



## 24 Chandlers Reach, Pontypridd, CF38 2NJ

**£192,000**

Nestled in this charming cul de sac on Chandlers Reach, Llantwit Fardre, this well-presented mid-terrace house offers a delightful blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a good-sized lounge/diner, which is perfect for both relaxation and entertaining. The sun room, an inviting extension of the living space, leads directly to the garden, allowing for an abundance of natural light and a seamless connection to the outdoors. This area is perfect for enjoying morning coffee or hosting summer gatherings.

The contemporary gloss kitchen is equipped with a built-in oven & hob, providing a stylish and functional space for culinary enthusiasts. The layout is designed to maximise efficiency while maintaining a modern aesthetic.

In addition to its appealing interior, the property boasts ample off road parking, a valuable feature in this residential area. The location is conveniently close to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This mid-link house is not only a comfortable home but also a wonderful opportunity to enjoy a vibrant community in Llantwit Fardre. With its attractive features and prime location, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely house your new home.

## Entrance



Half glazed entrance door.

## Hallway



Tiled floor, storage cupboard.

## Kitchen 8'6" x 7'5" (2.61 x 2.27)



Contemporary kitchen with a range of base and wall cupboards in light grey gloss with tiled splash backs, stainless steel sink unit, ceramic hob and electric oven with extractor fan above, space for washing machine and fridge/freezer, plinth heater, tiled floor, double glazed window to front.

## Lounge/Diner 19'1" x 11'3" max (5.82 x 3.45 max)



An excellent size main reception room with double glazed window and french doors leading into sun room, two radiators, coved ceiling, staircase to first floor.

## Sun Room 16'7" x 8'3" (5.06 x 2.53)



Fully glazed windows and patio doors leading out to the garden.

## First Floor Landing



Double glazed window to front, airing cupboard with gas combination boiler.

## Bedroom 1 11'5" x 9'4" (3.49 x 2.86)



Double glazed window to rear, radiator, coved ceiling, storage cupboard.

Bedroom 2 9'5" x 8'3" (2.88 x 2.54)



Double glazed window to rear, radiator, coved ceiling.

Bathroom/WC



Modern three piece suite in white comprising double ended bath with electric shower, wc, wash hand basin, tiled walls, radiator, attic access, double glazed window to front.

Gardens



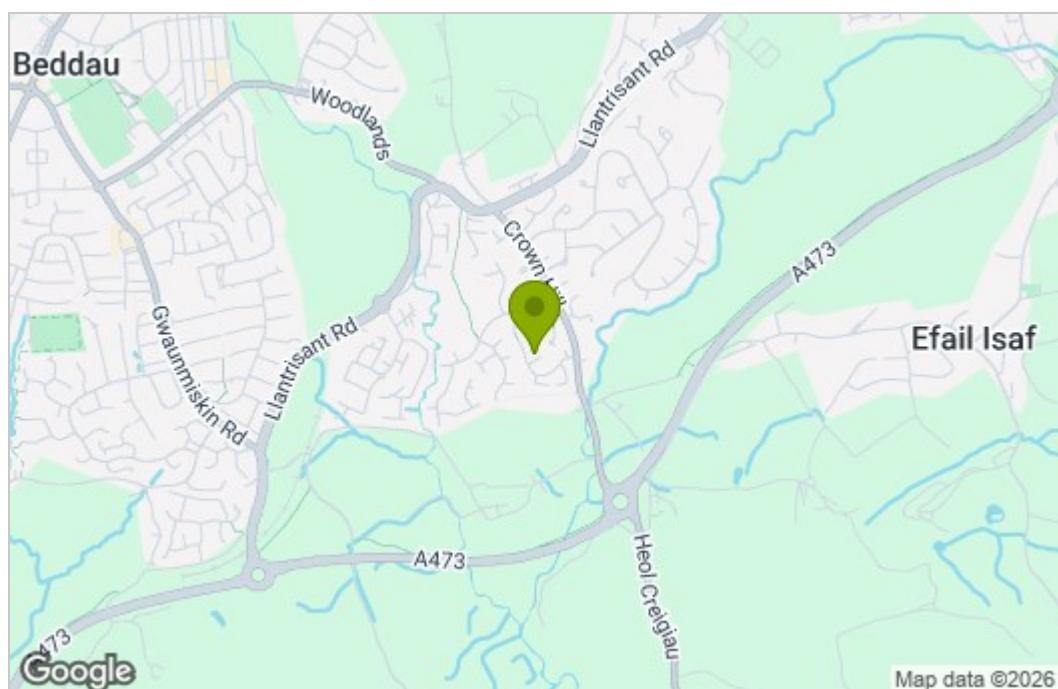
Open plan lawned front garden with mature bushes and private drive for off road parking.

Good size, enclosed rear garden with brick pavia patio, gravel/slated paths, bushes, flower bed and storage shed.

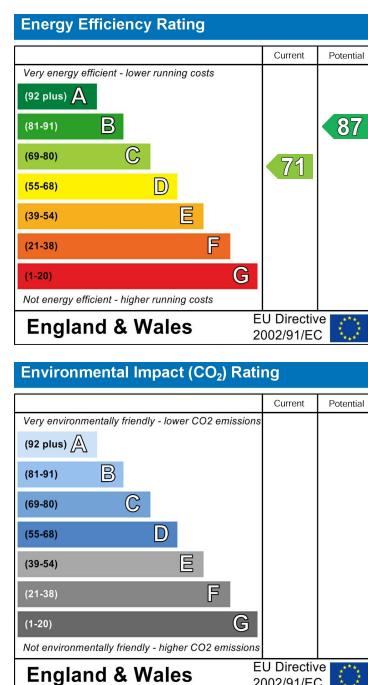
## Floor Plan



## Area Map



## Energy Efficiency Graph



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