



offers in excess of **£175,000**
freehold

**Clos Creyr,
Llantwit Fardre CF38 2TD**

- EPC Rating: C
- Modern Two bedroom starter home
- Modern kitchen
- Modern bathroom with walk in shower
- Driveway parking



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About The Property

A very well presented and modern two bedroom property located in the highly regarded and sought after Meadow Farm development, Llantwit Fardre.

Internally the property benefits from a southerly facing modern kitchen/breakfast room overlooking the rear garden, an open plan generous sized living room, two bedrooms with the master bedroom benefiting from fitted wardrobes and a modern, stylish bathroom with a walk in shower.

Externally there is driveway parking to the front and a south facing rear garden with a patio perfect for al fresco dining and taking in the countryside views of the surrounding area.

The property is located just a short drive away from the A473 that links to the A470 and A4119 onto the M4 which makes it perfect for commuting. It also located within catchment for highly regarded schools and is within walking distance to shops, public houses and transport links.

Accommodation

Entrance

Via UPVC door onto hall

Living Room

15' 6" x 12' 11" (4.72m x 3.94m)

UPVC double glazed window to front elevation, laminate wood effect flooring, archway opening onto kitchen

Kitchen

12' 7" x 7' 5" (3.84m x 2.26m)

UPVC double glazed window to rear elevation, UPVC part glazed door onto rear garden, A modern fitted kitchen with a matching range of base units with a contrasting work top above and a larder cupboard, stainless steel sink with drainer and chrome taps, space for free standing oven, space and plumbing for a washing machine, ceramic wall tiles providing a splash back above worktop, space for fridge freezer, breakfast bar area, durable flooring, wall mounted combination boiler

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Landing

Via staircase, doors to bedroom one, two and bathroom loft hatch, store cupboard

Bedroom One

12' 11" x 10' 4" (3.94m x 3.15m)

UPVC double glazed window to front elevation, radiator, carpets, and fitted wardrobes

Bedroom Two

12' 3" x 6' 2" (3.73m x 1.88m)

UPVC double glazed window to rear elevation, radiator, and carpets

Bathroom

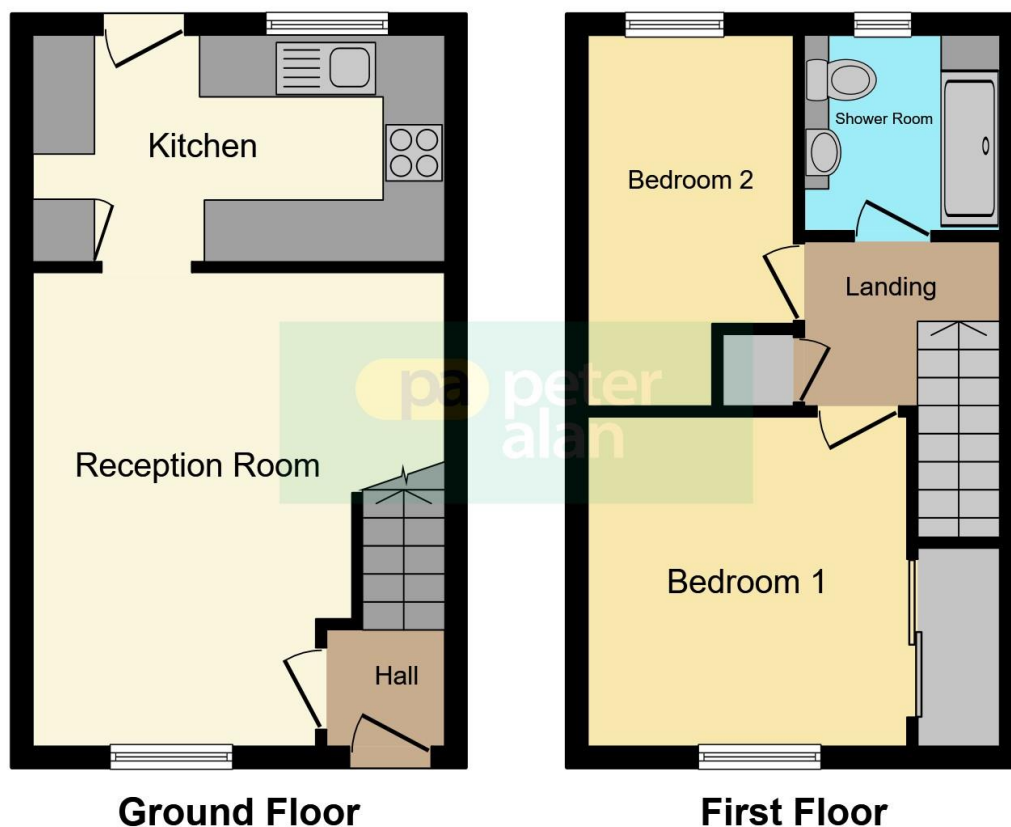
UPVC double glazed window to rear. A modern and stylish fully tiled bathroom consisting of a walk in shower with glazed side panel, wash hand basin with chrome mixer taps, low level WC with hidden cistern and dual flush, attractive tiled flooring, heated towel rail, sunken spotlighting

External Front

Driveway parking to front with a pathway to the front door

External Rear

An enclosed Southerly facing rear garden which offers wonderful views of the surrounding countryside. An attractive patio offers space for table and chairs, perfect for al fresco dining with steps down to a lawn and a shrub area



Ground Floor

First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.