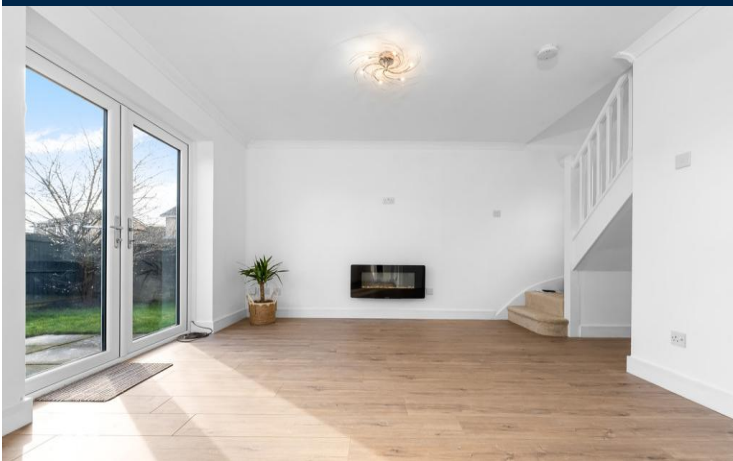




8 MALUS AVENUE
LLANTWIT FARDRE
PONTYPRIDD CF38 2PZ

ASKING PRICE OF
£230,000



SEMI DETACHED HOUSE



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TENURE: FREEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 600 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

**** BEAUTIFULLY REFURBISHED TWO BEDROOM SEMI DETACHED ****

THROUGHOUT ** NEW KITCHEN AND SHOWER ROOM ** NO CHAIN ** A

beautifully presented, recently refurbished two bedroom semi detached family home.

Entrance hall with storage, newly fitted kitchen with quartz worktops and integrated appliances, spacious lounge and diner with french doors to the rear garden. To the first floor are two good sized bedrooms and a newly fitted family shower room. Gas central heating, double glazing. Large rear and side garden. Parking to front. No chain. EPC Rating: C

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 HALLWAY

Approached via a newly fitted uPVC door with obscured double glazed windows to upper parts. Built in cloaks cupboard. Laminate flooring. Door to lounge. Opening to kitchen.

KITCHEN

8' 5" x 7' 5" (2.59m x 2.28m)
A newly fitted and beautifully presented kitchen, well appointed along three sides in green matte finish fronts beneath quartz worktop surfaces. Inset acrylic sink with monoblock mixer tap. Inset four ring hob with concealed cooker hood above and oven below. Integrated fridge freezer. Integrated slim line dishwasher. Integrated washing machine. Matching range of eye level wall cupboards. Match quartz upstand to worktop area and splash back behind hob. Window to front. Laminate flooring.

LOUNGE AND DINER

19' 1" x 14' 7" (5.83m x 4.46m)
A good sized primary reception with french doors and window to the rear garden. Staircase to first floor. Additional Window to front. Wall mounted remote controlled electric fire. Laminate flooring. Radiator.

FIRST FLOOR

LANDING

Approached via a full turning staircase leading to the central landing area. Window to side. Access to roof space. Large airing cupboard housing the 'Main' combi gas central heating boiler.

BEDROOM ONE

11' 1" x 9' 4" (3.39m x 2.86m)
Overlooking the rear garden, a good sized primary bedroom. Large over stairs wardrobe. Radiator.

BEDROOM TWO

9' 4" x 8' 1" (2.87m x 2.48m)
Aspect to rear, a good sized second bedroom. Radiator.

FAMILY SHOWER ROOM

Newly fitted, modern suite comprising low level wc, vanity wash basin with storage below, walk in shower cubicle with glass screen and gold twin head shower above. Full wall tiling. Tiled flooring. Obscured glass window to front. Heated towel rail.

OUTSIDE

REAR AND SIDE GARDEN

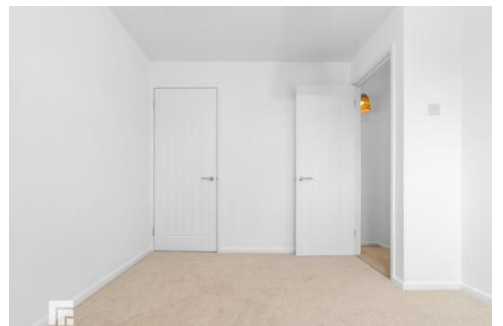
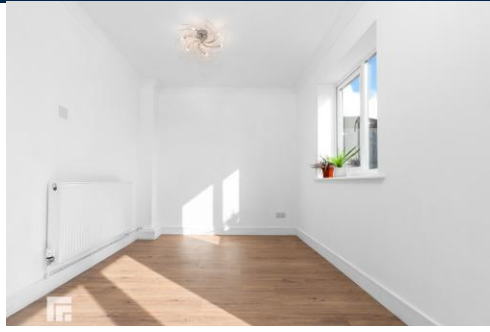
Enjoying a southerly aspect. Enclosed rear and side garden with paved patios and lawn. Gate giving access to side.

FRONT GARDEN

Large area of lawn with concrete driveway. Outside tap.



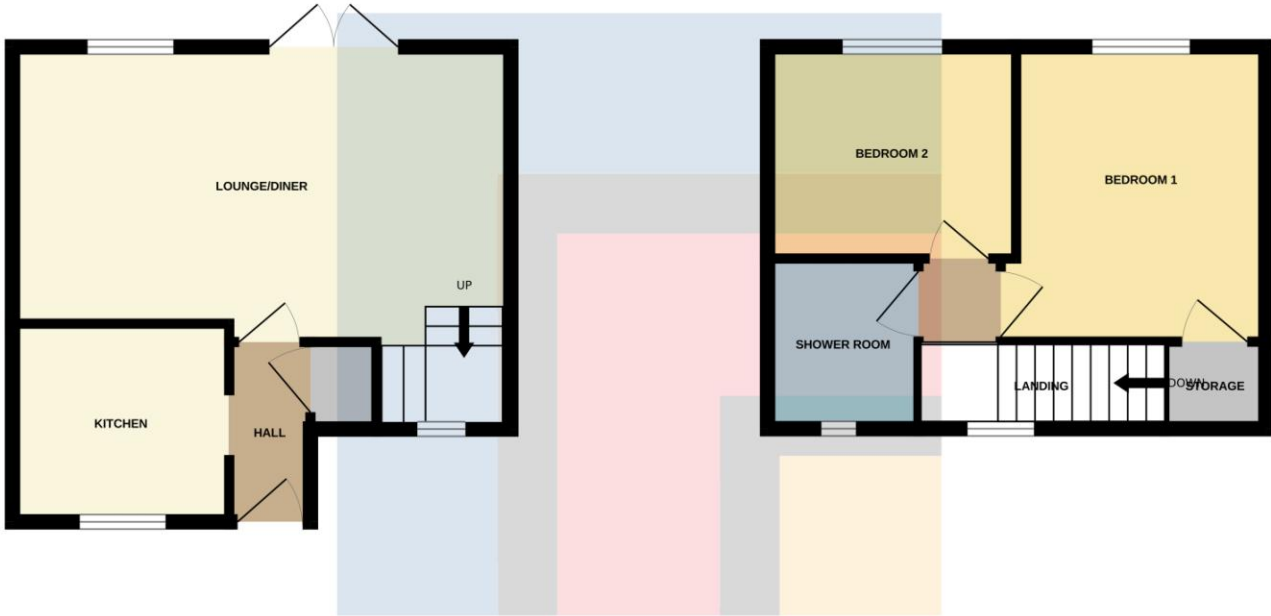
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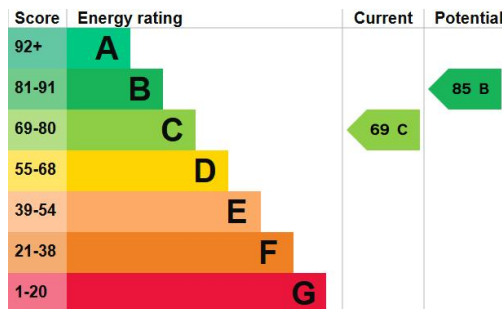
GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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