



**2 ST. BRIDES MANOR**  
LLANTWIT FARDRE  
PONTYPRIDD CF38 2LR

OFFERS IN EXCESS OF  
**£600,000**



**DETACHED HOUSE**



**5**



**3**



**4**



**0**

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX : 2140 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**\*\* EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME \*\* DETACHED DOUBLE GARAGE \*\*** A desirable executive detached five bedroom family house in the village of Llantwit Fardre being close to local amenities and transport links. Large entrance hallway, cloakroom, spacious lounge opening to play room, conservatory, spacious dining room, modern fitted kitchen and breakfast room, utility room. To the first floor there are five good sized bedrooms, bedrooms one and two with ensuite shower rooms and a separate family bathroom. Gas central heating. A sizeable rear garden comprising paved patio and lawn. Key block driveway leading to the detached double garage. EPC Rating: C

#### ENTRANCE HALLWAY

21' 2" x 9' 5" (6.47m x 2.88m)

Approached via a uPVC double glazed entrance door leading to the exceptionally spacious hallway, central staircase leading to first floor, laminate flooring, understairs storage cupboard and radiator.

#### CLOAKROOM

Low level wc, wash hand basin, tiling to half height and chrome heated towel rail.

#### LOUNGE

19' 10" x 10' 11" (6.05m x 3.33m)

A good sized principal reception with sandstone effect fireplace with coal effect living flame gas fire, laminate flooring, two windows to front and radiator. Opening to play room.

#### PLAY ROOM

12' 0" x 10' 11" (3.67m x 3.34m)

French doors to conservatory, laminate flooring and radiator.

#### CONSERVATORY

13' 5" x 12' 8" (4.10m x 3.88m)

uPVC double glazed conservatory enjoying full garden views, French doors to rear garden and tiled flooring.

#### DINING ROOM

15' 7" x 10' 11" (4.76m x 3.34m)

With two windows to front, ample space for large family dining table, radiator.

#### KITCHEN/BREAKFAST ROOM

20' 9" x 10' 6" (6.33m x 3.22m)

Modern fitted kitchen well appointed along three sides in wood grain effect panel fronts beneath marble effect laminate worktops, inset stainless steel sink, inset induction hob, inset Neff oven and grill, integrated dishwasher, integrated fridge freezer, eye level wall cupboards, wall tiling to splash back areas, tiled flooring, French doors to rear garden and window, worktop breakfast bar area and space for large family breakfast table. Radiator and door to utility room.

#### UTILITY ROOM

7' 4" x 5' 1" (2.24m x 1.56m)

Appointed along one side in matching kitchen worktops and units, inset stainless steel sink with side drainer, plumbing for washing machine, space for tumble dryer, wall tiling to splash back area, door to side, tiled flooring and wall mounted Baxi combi gas central heating boiler.

#### FIRST FLOOR

##### LANDING

Approached via a single flight central staircase leading to the large galleried landing area, access to roof space, two large double storage cupboards.

##### BEDROOM ONE

16' 8" x 11' 0" (5.10m x 3.36m)

With two windows overlooking the quiet close, fitting wardrobe, laminate flooring, radiator and door to ensuite.

##### ENSUITE SHOWER ROOM

White suite comprising low level wc, vanity wash basin with storage below and to sides, large shower cubide with chrome shower, wall tiling to splash back areas, window to side, extractor fan and chrome heated towel rail.

##### BEDROOM TWO

16' 6" x 11' 0" (5.03m x 3.36m)

With two windows to front, a second double bedroom, laminate flooring, fitted wardrobes, radiator and door to ensuite.



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## ENSUITE SHOWER ROOM TWO

White suite comprising low level wc, vanity wash basin with storage below and to sides, large shower cubicle with chrome shower, wall tiling to splash back areas, window to side, extractor fan and chrome heated towel rail.

## BEDROOM THREE

10' 11" x 10' 2" (3.35m x 3.10m)

Aspect to rear, a further double bedroom, built in wardrobe and radiator.

## BEDROOM FOUR

10' 11" x 10' 0" (3.35m x 3.07m)

Overlooking the rear garden, a fourth double bedroom, laminate flooring and radiator.

## BEDROOM FIVE

11' 1" x 9' 8" (3.39m x 2.96m)

Overlooking the entrance approach, a good sized fifth bedroom, laminate flooring and radiator.

## FAMILY BATHROOM

9' 8" x 6' 9" (2.96m x 2.06m)

A sizeable family bathroom with white suite comprising low level wc, vanity wash basin with storage below, jacuzzi bath windows it's shower mixer tap, wall tiling to splash back areas, window to rear, extractor fan and chrome heated towel rail.

## OUTSIDE

### REAR GARDEN

Enjoying a southerly aspect comprising large paved patio and decked relaxation area leading onto an area of lawn with steps down to a further area of lawn with central paved patio and borders of plants, trees and shrubs. Gates to either side leading to front. Outside tap. Outside power point and outside lighting.

### FRONT GARDEN

Keyblock driveway leading to garage, lawn with central paved pathway leading to front door. Gates to either side leading to rear garden.

### DETACHED DOUBLE GARAGE

With up and over access door, power and lighting, window and door to side.





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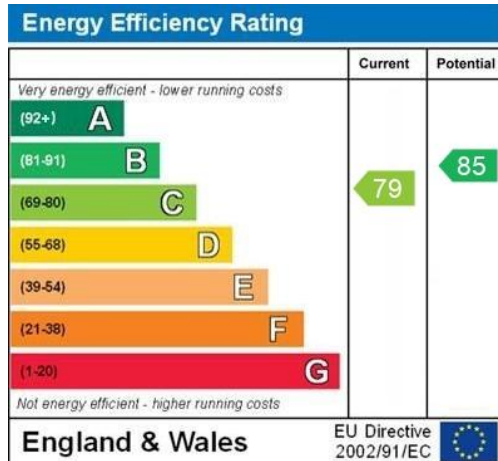
GROUND FLOOR  
1150 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 2140 sq.ft. (198.8 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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