



26 Heol Y Parc

Llanilid CF72 4AJ

Price £240,000

HARRIS & BIRT



A modern, three bedroom, semi-detached house with a good sized garden in this popular village within walking distance of local amenities. The property briefly comprises entrance hall, living room, fitted kitchen with glazed french doors leading out to the rear garden as well as a downstairs wc. Upstairs are three bedrooms including two doubles, master en suite and family bathroom. The property enjoys the benefit of mains gas fired central heating and double glazing. The rear garden is a good size with off road driveway parking to front.

Llanilid benefits from easy access to the M4 motorway, a few minutes drive to Talbot Green, Pontyclun and is only a short drive away from Pencoed. Also nearby are a range of amenities in Llanharan and Bryncae, reputable schools and fantastic nature walks. The M4 which brings major centres including Cardiff, Llantrisant, Swansea, Cowbridge etc. all within comfortable commuting distance. There is a railway station on the main Cardiff to Swansea line just a short drive away in Pencoed or Llanharan.

Accommodation

Ground Floor

Entrance Hall

Entered via UPVC front door. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. Access to WC, living room and stairs to first floor.

WC

Vinyl flooring. Skimmed walls and ceiling. Low level WC. Wall mounted wash hand basin with hot and cold mixer tap and tiled splash back. UPVC window to front. Radiator.

Living Room

Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC window to front. Access to storage cupboard understairs. Radiator.

Kitchen/Breakfast Room

Vinyl flooring. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC French doors to rear. UPVC Windows to rear. Range of wall and base units in white with brushed steel handles. Laminate wood effect work surfaces. 1.5 stainless steel sink with drainer. Hot and cold mixer tap. Wood effect splashback strip with tiled splashback above. Built in electric oven with four ring gas hob above. Extractor fan. Space for undercounter dishwasher.

First Floor

Master Bedroom

Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC window to front. Radiator.

Master En Suite

Vinyl flooring. Combination of tiled and skimmed walls. Pendant ceiling lighting. UPVC window to front. Three piece suite in white comprising of low level WC, pedestal wash hand basin and corner shower cubicle with tiled splashback and glass screening.

Bedroom Two

Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC window to rear. Radiator.

Bedroom Three

Fitted carpet. Skimmed walls and ceiling. Pendant ceiling lighting. UPVC window to rear. Radiator.

Family Bathroom

Vinyl flooring. Combination of tiled and skimmed walls. Pendant ceiling lighting. UPVC window to front. Three piece suite in white comprising of low level WC, pedestal wash hand basin and panelled bath with tiled splashback.

Outside

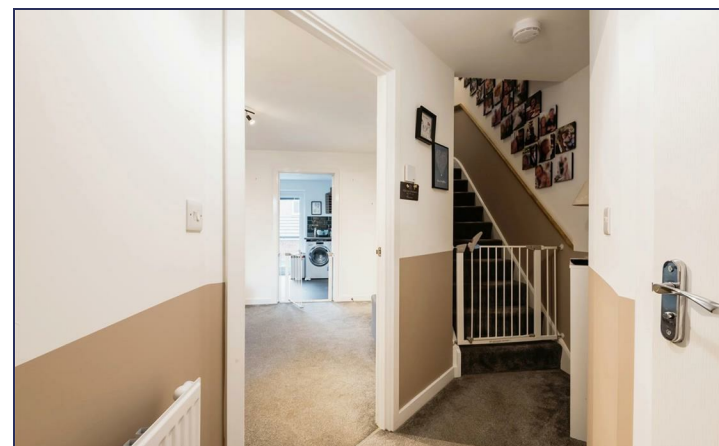
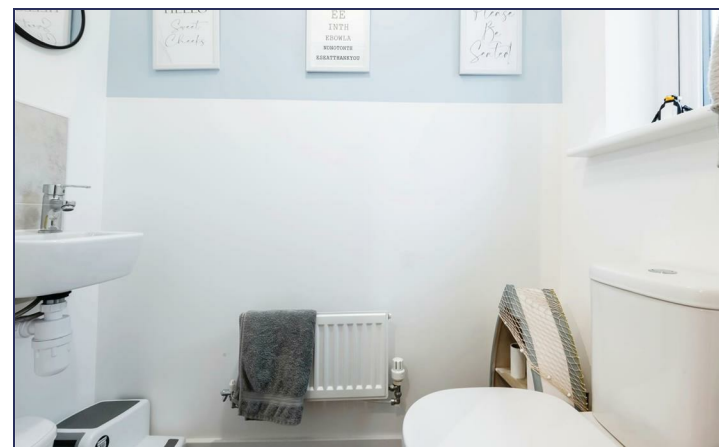
The front of the property is laid to tarmac with off road parking. The rear garden is laid predominately to lawn.

Services

The property is serviced by mains gas, electricity, water and drainage.

Directions

From our Cowbridge office join the a48 heading towards Bridgend. At Pentre Meyrick Cross take the right turning towards Llangan. Continue on this road until you reach the roundabout. Take the third exit heading toward Llanharan. At the next roundabout (Dragon Studios) take the first exit signposted Llantrisant/Llanharan. At the next roundabout take the first exit into Heol Y Parc. Number 26 is located a short way on your left hand side.





HARRIS & BIRT

Awaiting
Floor Plans



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

