



11 Erw Ddol

Llanilid, Pontyclun, CF72 4AG

Price £210,000

HARRIS & BIRT





A modern, two 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 patio doors leading out to the rear garden as well as a downstairs WC. Upstairs are two bedrooms and a 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. In catchment for Y Pant Comprehensive School. 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 3'1 x 15'6 (0.94m x 4.72m)

The property is entered via composite front door with obscure glazed panel in main hall. Stairs to first floor landing. Wooden boarded flooring. Radiator. Pendant ceiling light. Door to living room and WC.

#### Living Room 9'6 x 15'3 (2.90m x 4.65m)

Window overlooking front. Understairs storage cupboard. Fitted carpet. Radiator. Pendant ceiling light. Door to kitchen.

#### Kitchen/Dining Room 12'7 x 8'2 (3.84m x 2.49m)

Modern fitted shaker style kitchen with features to include. Range of wall and base units with wood effect laminate worksurfaces and matching upstands. 1.5 sink bowl with mixer tap and draining grooves. Four ring electric hob with wall mounted electric extractor hood over. Electric fan assist oven below. Space for undercounter washing machine. Space for freestanding fridge/freezer. Window overlooking rear garden. French doors opening onto rear patio. Space for table and chairs. Wood effect vinyl flooring. Radiator. Pendant ceiling light and ceiling spotlights.

#### WC 3'0 x 4'8 (0.91m x 1.42m )

Modern two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin with mixer tap and tiled splashback. Obscure glazed window to front. Tile effect vinyl flooring. Radiator. Pendant ceiling light.

### First Floor

#### Landing 6'8 x 6'4 (2.03m x 1.93m)

Stairs from ground floor onto first floor landing. Loft access hatch. Fitted carpet. Doors to all first floor rooms.

#### Bedroom One 12'6 x 8'5 (3.81m x 2.57m )

Two windows overlooking front. Recessed storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Two 10'10 x 8'2 (3.30m x 2.49m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 5'6 x 6'4 (1.68m x 1.93m)

Modern three piece suite in white comprising panelled bath with mixer tap and wall mounted mains connected shower with rainfall shower head and further detachable shower head fitment. Folding glass shower screen. Pedestal wash hand basin with mixer tap. Low level dual flush WC. Obscure glazed window to side. Part tiled walls. Tile effect vinyl flooring. Vertical towel warmer. Pendant ceiling light. Extractor fan.

### Outside

Off road driveway parking for one car to the front. Path leading to front door. Side access gate into rear garden. Private and enclosed rear garden mainly laid to lawn with spacious patio area accessed directly from the kitchen/diner. Ample outdoor entertaining space. Fence and walled boundary.

### Services

All mains services connected. Gas central heating via 'Ideal' combination boiler housed to kitchen cupboard.

### 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. Follow the road and turn left into Erw Ddol, number 11 will be on your left.

### Disclosure

Please note the vendor of the property is a daughter of a member of staff for Harris & Birt.

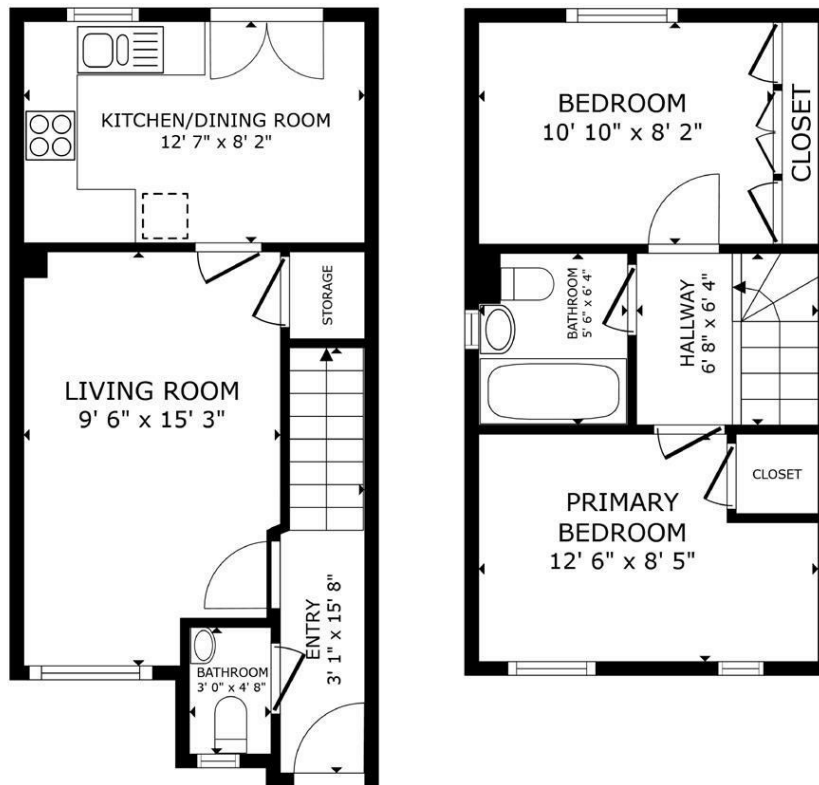












FLOOR 1

FLOOR 2

**HARRIS & BIRT**  
CHARTERED SURVEYORS &  
ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 321 sq.ft. FLOOR 2 295 sq.ft.  
TOTAL : 616 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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



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