

# HUNTERS®

HERE TO GET *you* THERE



## Heol Y nant

Llanilid, CF72 4AB

£315,000



Council Tax:





# 25 Heol Y nant

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## General

Llanharan is a small village situated between Pencoed and Talbot Green in the county of Rhondda Cynon Taff with a population of around 3,500. Close to the M4 motorway as well as both Pencoed and Llanharan railway stations, offering excellent transport links to East and West and the capital.

With excellent local primary school, local convenience shops and pubs, a short drive to the East is the town of Llantrisant which boasts supermarkets & shopping, leisure facilities, restaurants, pubs, main bus station and many other amenities.

## Hallway

with LVT flooring, skimmed walls and ceilings with spot lighting, composite front door, radiator, stairs to first floor, under stair storage.

## Cloakroom

LVT flooring, skimmed / tiled walls and ceilings with spot lighting, radiator, hand wash basin and wc.

## Lounge

12'11" x 12'2" (3.94m x 3.71m)

with carpets, skimmed walls and ceilings with central lighting, radiator, window to front.

## Kitchen / Dining

18'1" x 9'4" (5.51m x 2.84m)

LVT flooring, skimmed walls and ceilings with central & spot lighting, two radiators, window and French doors to rear, fitted kitchen in grey gloss with selection of base and wall units, granite effect worktops with integral gas hob, electric oven and hood and fridge freezer.

## Utility

6'3" x 5'7" (1.91m x 1.70m)

with LVT flooring, skimmed walls and ceilings with central lighting, matching worktops with base and wall units plumbing for washing machine, wall mounted boiler, radiator, door to rear, and additional utility cupboard.

## Landing

with carpets, skimmed walls and ceilings with central lighting, wood banister and spindles, attic access, additional cupboard, window to side, doors to:

## Master Bedroom

12'11" x 10'11" (3.94m x 3.33m)

with carpets, skimmed walls and ceilings with central lighting, window to front, radiator, door to ensuite.

## Ensuite

6'2" x 5'10" (1.88m x 1.78m)

with vinyl flooring, tiled walls and skimmed ceilings with spot lighting, chome towel radiator, window to front, wc and hand wash basin, shower cubicle with glass screen and thermostatic shower.

## Bedroom 2

9'8" x 9'6" (2.95m x 2.90m )

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

## Bedroom 3

8'4" x 9'7" (2.54m x 2.92m )

with carpets, skimmed walls and ceilings with central lighting, window to rear, radiator.

## Bathroom

6'0" x 5'9" (1.83m x 1.75m)

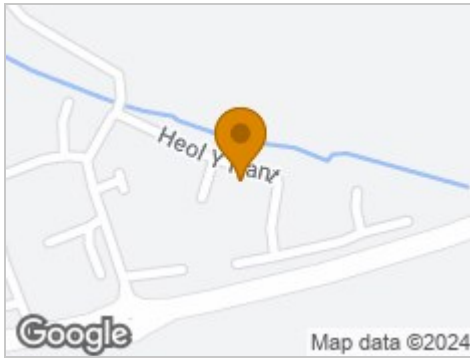
with vinyl flooring, tiled and skimmed walls, skimmed ceilings with spot lighting, 3 piece white suite with over bath, sink and wc, radiator, window to side.

## Garden

Enclosed rear gardens with light slope, some patio slabs against house, side gated access to driveway for two cars and access to single garage with up and over front door, concrete floors, power & lighting.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

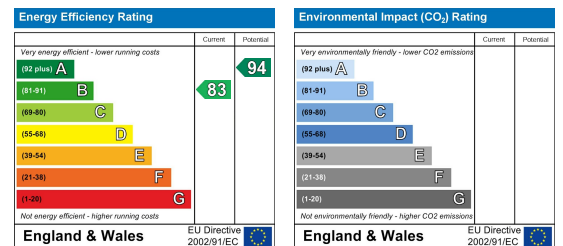


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## Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.