



Ffordd Hann

Talbot Green Pontyclun, CF72 9WX

£535,000

- FOUR DOUBLE BEDROOMS
- SUBSTANTIALLY SIZED FAMILY ROOM
- DESIRED LOCATION
- TWO EN-SUITES
- MODERNISED THOUGHOUT
- IMPRESSIVE KITCHEN/DINING/LIVING

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**** FOUR DOUBLE BEDROOMS * THREE BATHROOMS * SPACIOUS FAMILY ROOM * SUBSTANTIALLY SIZED OPEN PLAN KITCHEN/DINING/LIVING SPACE * STUDY/OFFICE * DESIRED DEVELOPMENT * LANDSCAPED REAR GARDEN ****

Sell Right Estate Agents are proud to bring to the market the 'Oakhampton' detached four bedroom property in the popular Lanelay Hall estate of Talbot Green. The property's convenient location allows itself easy access to the M4 motorway as well as the array of amenities found in Talbot Green Retail Park. The property is also within the catchment area for Y Pant Comprehensive School which is considered to be one of the best in Wales.

The ground floor accommodation comprises of a roomy entrance hallway, downstairs W.C, sitting room, study room, spacious lounge, substantially sized kitchen/dining/living room which boasts a number of integrated appliances, utility room and a spacious and versatile family room. The first floor benefits from a landing area which offers access to the bathroom and four double bedrooms with en-suites being found in the two larger bedrooms. Externally the property benefits from ample off road parking for multiple vehicles via a block paved driveway to the front aspect. To the rear you will find an impressive and low maintenance garden to the rear laid with artificial turf and stylish patio slabs. Please contact Sell Right Estate Agents to book your viewing on this stunning home.

Tenure: Freehold

Council Tax Band: F

Gross Annual Council Tax Charge: £3071.60

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window to front, double glazed composite door to front, plastered walls and ceiling, laminate flooring, radiator, doors to downstairs W.C, sitting room, study and kitchen/dining/living room, stairs to first floor landing.

Downstairs W.C

UPVC double glazed window to front, plastered walls and ceiling, laminate flooring, radiator, W.C, wash hand basin.

Study 7' 10" x 11' 6" (2.40m x 3.50m)

UPVC double glazed windows to front, plastered walls and ceiling, carpet flooring, radiator.

Sitting Room 11' 2" x 10' 11" (3.41m x 3.33m)

UPVC double glazed windows to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, doors to fitted storage and kitchen/dining/living room.

Kitchen/Dining/Living Room 14' 7" x 32' 7" (4.45m x 9.93m)

UPVC double glazed windows and patio doors to rear garden, plastered and papered walls, plastered ceiling, laminate flooring, radiators, wall and base units with laminate roll top work surfaces and tiled splash backs, integrated appliances include a fridge/freezer, dishwasher, wine fridge, double oven and gas hob with over head extractor hood, sink unit with mixer tap, door to utility room.

Utility Room

Plastered walls and ceiling, laminate flooring, wall and base units with laminate roll top work surfaces, space for washing machine and tumble dryer, opening to hallway which leads on to family room.

Hallway

UPVC double glazed window and door to side, papered and tiled walls, plastered ceiling, laminate flooring, opening to family room.

Family Room 18' 8" x 18' 2" (5.68m x 5.53m)

UPVC double glazed windows to front, plastered walls and ceiling, laminate flooring, double glazed door to rear garden.

First Floor Landing

Plastered walls and ceiling, carpet flooring, doors to bathroom, four bedrooms and fitted storage.

Bathroom 7' 0" x 5' 7" (2.13m x 1.69m)

UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath.

Bedroom One 11' 1" x 14' 3" (3.37m x 4.35m)

UPVC double glazed window to front, plastered and papered walls, plastered ceiling, carpet flooring, radiator, fitted wardrobes, door to en-suite.

Bedroom One En-suite 7' 7" x 6' 4" (2.32m x 1.94m)

UPVC double glazed window to front, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower and glass side screen.

Bedroom Two 12' 0" x 13' 7" (3.67m x 4.13m)

UPVC double glazed windows to rear, plastered walls and ceiling, carpet flooring, radiator, door to en-suite.

Bedroom Two En-suite 6' 11" x 7' 1" (2.11m x 2.16m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, vinyl flooring, radiator, W.C, wash hand basin, shower cubicle.

Bedroom Three 8' 8" x 13' 6" (2.65m x 4.12m)

UPVC double glazed windows to rear, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Four 7' 9" x 11' 11" (2.35m x 3.64m)

UPVC double glazed windows to rear, plastered and wood panelled walls, plastered ceiling, carpet flooring, radiator.

DISCLAIMER

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Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.