



Clos Pupren

Llanharry Pontyclun, CF72 9GN

£325,000

- THREE BEDROOMS
- STUNNING REAR GARDEN
- EN-SUITE TO MASTER BEDROOM
- GARAGE
- CONSERVATORY TO REAR
- DETACHED

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** THREE BED DETACHED * SPACIOUS GARAGE * EN-SUITE TO MASTER BEDROOM * STUNNING REAR GARDEN

**

Sell Right Estate Agents are proud to bring to the market this stylish three bedroom detached property located on a corner plot in a popular estate in Llanharry. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious bay fronted lounge, dining room, kitchen with a breakfast bar and integrated features, utility room and a spacious insulated garage. The first floor benefits from a roomy landing area which offers access the bathroom and three well proportioned bedrooms with an en-suite being found in the master bedroom. Externally the property benefits from ample off road parking for multiple vehicles via a block paved driveway to the front and a private and tastefully decorated garden to the rear. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Freehold

Council Tax Band: D

Gross Annual Council Tax Charge: £2126.50

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

Double glazed door to front, plastered walls and ceiling, carpet flooring, radiator, door to lounge.

Lounge 16' 1" x 12' 2" (4.91m x 3.71m)

UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator, door to under stairs storage, opening to dining room.

Dining Room 10' 7" x 10' 5" (3.23m x 3.17m)

UPVC double glazed patio doors to conservatory, plastered walls and ceiling, carpet flooring, radiator, door to kitchen.

Conservatory 16' 1" x 12' 1" (4.90m x 3.68m)

UPVC double glazed windows and patio doors to rear garden, tiled flooring.

Kitchen 12' 2" x 8' 4" (3.70m x 2.54m)

UPVC double glazed window to rear, plastered walls and ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, door to utility room.

Utility Room 8' 11" x 4' 9" (2.72m x 1.44m)

UPVC double glazed window to rear, double glazed door to side, plastered walls and ceiling, tiled flooring, radiator, base units with laminate roll top work surfaces and tiled splash backs, stainless steel sink unit with mixer tap, door to downstairs W.C.

Downstairs W.C

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

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, door to bathroom and three bedrooms.

Bathroom 6' 5" x 5' 11" (1.95m x 1.80m)

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

Bedroom One 14' 1" x 9' 5" (4.29m x 2.88m)

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

En-suite

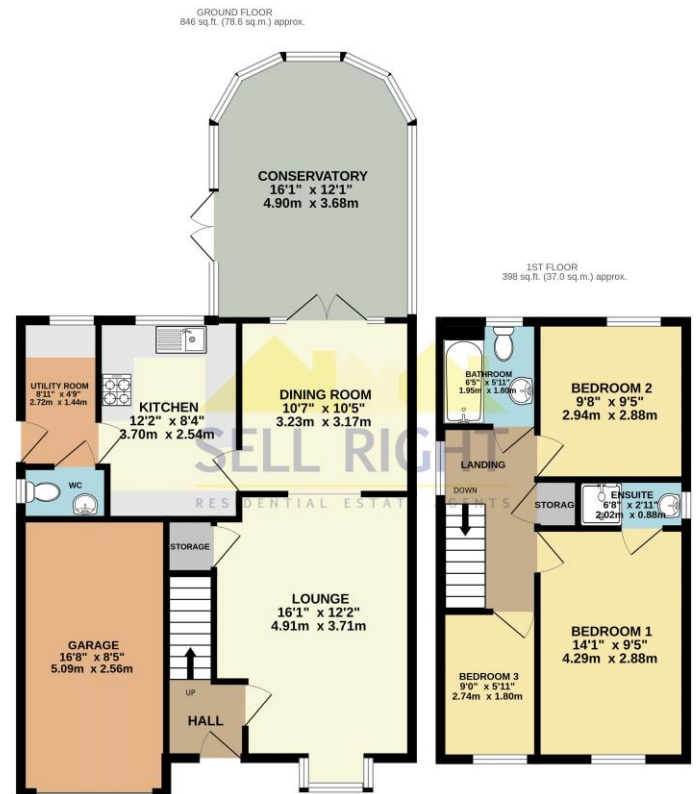
UPVC double glazed window to side, plastered and tiled walls, plastered ceiling, radiator, W.C, shower cubicle.

Bedroom Two 9' 8" x 9' 5" (2.94m x 2.88m)

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

Bedroom Three 9' 0" x 5' 11" (2.74m x 1.80m)

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



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

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.