



Brynteg Pontyclun, CF72 8LR

£309,950

- THREE DOUBLE BEDROOMS
- DESIRED LOCATION
- SPACIOUS LOUNGE
- SUBSTANTIAL PLOT
- AMPLE OFF ROAD PARKING
- CLOSE TO AMENITIES

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**** THREE DOUBLE BEDROOMS * SUBSTANTIAL PLOT * OFF ROAD PARKING FOR MULTIPLE VEHICLES * WELL PRESENTED * SPACIOUS LOUNGE * EXCELLENT TRANSPORT LINKS * CLOSE TO AMENITIES ****

Sell Right Estate Agents are pleased to bring to the market this well presented three bedroom detached property in the ever desired Brynteg area. The property's convenient location allows itself for easy access to the charming and historic town of Llantrisant as well as Talbot Green and the array of shops that can be found in its retail park. The property also within a very short walk to a bus stop which can provide excellent public transport routes. The ground floor accommodation comprises of an entrance porch, downstairs W.C, utility room, kitchen, dining room, hallway and a substantially sized lounge. The first floor benefits from a roomy landing area which offers access to the bathroom and three double bedrooms. Owing to its spacious plot, the property boasts ample garden space to front, side and rear as well as off road parking for multiple vehicles to the front aspect. Please contact Sell Right Estate Agents to arrange your viewing on this beautiful home.

Tenure: Freehold
Council Tax Band: F
Gross Annual Council Tax Charge: £3040.30
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 Porch

UPVC double glazed door to front, plastered walls, textured ceiling, tiled flooring, doors to utility room, downstairs W.C and kitchen.

Downstairs W.C 7' 11" x 5' 11" (2.41m x 1.81m)

UPVC double glazed window to side, plastered walls, papered ceiling, tiled flooring, chrome towel rail radiator, W.C, wash hand basin, base units.

Utility Room 9' 4" x 5' 11" (2.85m x 1.81m)

UPVC double glazed window to front, plastered walls, papered ceiling, tiled flooring, radiator, wall and base units with laminate roll top work surfaces and tiled splash backs, sink unit with mixer tap.

Kitchen 14' 4" x 10' 11" (4.37m x 3.32m)

UPVC double glazed window to front, plastered walls and ceiling, tiled flooring, radiator, wall and base units with work tops and tiled splash backs, stainless steel sink unit with mixer tap,

Hallway

UPVC double glazed door to side, plastered walls and ceiling, wood flooring, radiator, doors to dining room and lounge.

Dining Room 12' 0" x 13' 0" (3.65m x 3.95m)

UPVC double glazed windows and doors to side garden, plastered walls and ceiling, wood flooring, radiator.

Lounge 14' 3" x 24' 4" (4.35m x 7.42m)

UPVC double glazed windows to side and rear, UPVC double glazed patio doors to rear garden, plastered walls and ceiling, wood flooring, radiators, door to under stairs storage, stairs to first floor landing.

First Floor Landing

Velux window to side, plastered walls and ceiling, wood flooring, radiator, loft access, doors to bathroom and three bedrooms.

Bathroom 7' 8" x 11' 2" (2.34m x 3.41m)

UPVC double glazed window to rear, pvc panelled walls and ceiling, tiled flooring, chrome towel rail radiator, vanity wash hand basin, W.C, panelled corner bath, shower cubicle.

Bedroom One 12' 6" x 11' 8" (3.81m x 3.56m)

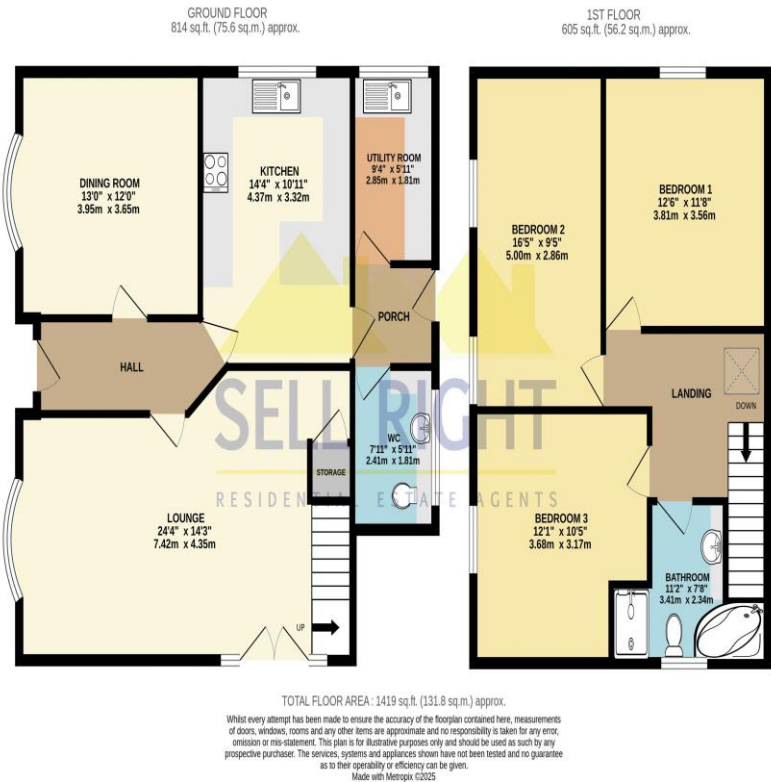
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.

Bedroom Two 16' 5" x 9' 5" (5.00m x 2.86m)

UPVC double glazed windows to side, plastered walls and ceiling, laminate flooring, radiator.

Bedroom Three 12' 1" x 10' 5" (3.68m x 3.17m)

UPVC double glazed window to side, plastered walls and ceiling, laminate 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.