



Greenlands Road

Llantrisant Pontyclun, CF72 8QD

£269,950

- CONSERVATORY TO REAR
- MODERNISED THROUGHOUT
- SPACIOUS DETACHED GARAGE
- THREE BEDROOMS
- SUBSTANTIALLY SIZED REAR GARDEN
- TASTEFUL DECOR

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**** CONSERVATORY TO REAR * MODERN BATHROOM & KITCHEN * SUBSTANTIALLY SIZED REAR GARDEN *
DOWNSTAIRS W.C * DETACHED GARAGE ****

Sell Right Estate Agents are proud to present to the market this three bedroom semi-detached property in the popular Southgate area of Llantrisant. The property's convenient location is within a short distance to Talbot Green Retail Park and Llantrisant Leisure Centre. The ground floor accommodation comprises of an entrance hallway, lounge/diner, contemporary shaker style kitchen with solid wood work tops and under floor heating, conservatory and downstairs W.C. To the first floor you will find a modern and tasteful shower room and three well proportioned bedrooms. Externally the property benefits from ample garden space to the front and rear with the rear garden being of an exceptional size. To the front aspect you will also find off road parking. Please contact Sell Right Estate Agents to book your viewing on this stunning property.

Tenure: Freehold

Council Tax Band: C

Gross Annual Council Tax Charge: £1968.87

Parking: Off road via driveway

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 and door to front, plastered walls and ceiling, laminate flooring, radiator, door to lounge/diner.

Lounge/Diner 24' 10" x 15' 3" (7.57m x 4.64m)

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

Kitchen 12' 10" x 8' 11" (3.91m x 2.73m)

UPVC double glazed window to rear, UPVC double glazed door to side, plastered walls and ceiling, tiled flooring, wall and base units with solid wood work tops, Belfast sink unit with mixer tap.

Conservatory 10' 7" x 11' 1" (3.23m x 3.38m)

UPVC double glazed windows and doors to rear, plastered walls, vinyl flooring, door to downstairs W.C.

Downstairs W.C

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

First Floor Landing

UPVC double glazed window to side, plastered walls and ceiling, carpet flooring, access to fully boarded loft, doors to bathroom and three bedrooms.

Bathroom 5' 2" x 7' 11" (1.58m x 2.42m)

UPVC double glazed window to rear, plastered and tiled walls, plastered ceiling, tiled flooring, vanity W.C and wash hand basin unit, walk in shower cubicle with mains waterfall shower.

Bedroom One 10' 2" x 12' 4" (3.11m x 3.75m)

UPVC double glazed window to rear, plastered walls and ceiling, carpet flooring, radiator, sliding doors to fitted wardrobes.

Bedroom Two 10' 6" x 12' 4" (3.19m x 3.75m)

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

Bedroom Three 7' 7" x 7' 9" (2.31m x 2.37m)

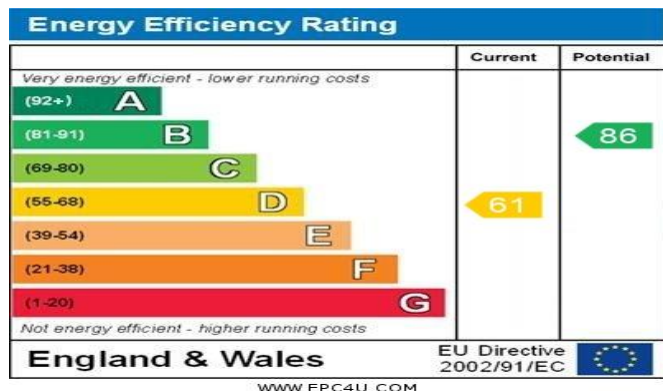
UPVC double glazed window to front, plastered walls and ceiling, carpet flooring, radiator.



GROUND FLOOR
785 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 sq.m.) approx.
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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.