



Lonydd Glas, Llanharan, Pontyclun

DanielMatthew
ESTATE AGENTS

Lonydd Glas, Llanharan, Pontyclun

£179,950

* Great First Home * Daniel Matthew are pleased to offer for sale this well presented two bedroom end terrace property situated off Heritage Way, Llanharan. Comprising hallway, kitchen, cloakroom, lounge. To the first floor two bedrooms and bathroom. Further benefits off road parking for two vehicles, garden to rear. Offered with no onward chain, this property is ideal for first time buyers and investors. Call our team to arrange a viewing 01656 750764.

Entrance

Enter via composite door to hallway, plain ceiling, plain walls, carpet flooring, radiator, stairs to first floor, doors leading to all ground floor rooms.

Kitchen

(7'10" max x 9'3" max) or (2.40m max x 2.82m max)

UPVC double glazed window to front aspect, plain ceiling, plain walls with steel splashback, matching wall and base units, complementary work surface and upstands, integrated hob and oven with extractor hood, stainless steel sink/drainer, plumbing for washing machine, space for fridge/freezer, vinyl flooring, radiator.



CLOAKROOM

Plain ceiling, plain walls, low level WC, pedestal wash hand basin, carpet flooring, radiator.

Lounge

(11'3" max x 11'11" max) or (3.44m max x 3.64m max)

UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, understairs storage cupboard, radiator, carpet flooring.

Landing

Access to loft, plain ceiling, plain walls, carpet flooring, doors leading to first floor rooms.

Bedroom One

(9'5" x 12'0") or (2.89m x 3.66m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, radiator, carpet flooring.

Bedroom Two

(7'5" max x 12'0") or (2.27m max x 3.67m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator,

Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath with shower over.

Outside

Front - Decorative stone, off road parking for two vehicles, side access to rear garden.

Rear - Fenced boundaries, patio area, side access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.