



Gelli Road, Llanharry Pontyclun CF72 9JA

welcome to

Gelli Road, Llanharry Pontyclun

Viewings are by appointment only please call 01443 237667 for your viewing. Allen and Harris present this Ideal family home located in the sought after Llanharry area. Complete with modern fitted kitchen/diner, formal lounge, downstairs wc and three bedrooms this property won't be available for long



Allen and Harris are pleased to present to the market this Three bedroom Semi detached family home in the heart of Llanharry. The property is within close proximity of all local amenities and is ready for it's new owners to occupy. The home benefits from a large modern kitchen/diner with an additional extra of a conservatory, and utility area housing a downstairs Wc and a formal lounge to unwind of an evening. The first floor comprises of Three double bedrooms and a Bathroom. To the front there is a driveway for parking vehicles and to the rear there is a garden to enjoy the summer evenings with a Bbq. Viewing are highly recommended and booked by appointment only please call 01443 237667 for a viewing.

Entrance

Lounge

14' 9" x 11' 9" (4.50m x 3.58m)

Kitchen/diner

19' 6" x 13' 2" (5.94m x 4.01m)

Utility Room

15' 2" x 6' 6" (4.62m x 1.98m)

Conservatory

9' 8" x 7' 5" (2.95m x 2.26m)

Landing

Bedroom One

16' 2" x 9' 9" (4.93m x 2.97m)

Bedroom Two

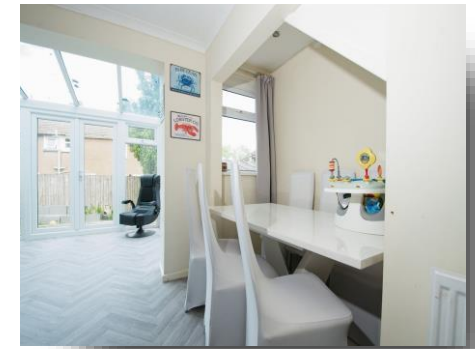
9' 1" x 8' 3" (2.77m x 2.51m)

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.87m)

Bathroom

Rear Garden



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Gelli Road, Llanharry Pontyclun

- No Chain
- Large Kitchen/Diner
- Driveway
- Downstairs Wc
- Ideal family home

Tenure: Freehold EPC Rating: D

offers in excess of

£200,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/TBG109381



Property Ref:
TBG109381 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 allen & harris



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