



Powell Drive, Llanharan Pontyclun CF72 9UU

welcome to

Powell Drive, Llanharan Pontyclun

Offered to the market is this well presented three bedroom detached home set within this popular Estate in Llanharan. Benefits from great local amenities nearby including convince stores, coffee shops and public houses, woodland walks.

Entrance Hallway

Oak flooring , door to lounge , stairs to first floor

Lounge

13' 3" x 10' 4" (4.04m x 3.15m)

Window to front, feature fire with surround, understairs storage cupboard , opening to dining room

Dining Room

9' 4" x 7' 7" (2.84m x 2.31m)

Patio doors opening onto garden , door kitchen

Kitchen

9' 4" x 9' (2.84m x 2.74m)

Window to rear, door to utility room , fitted with matching wall and base units with worktop over, stainless steel sink with drainer, built in oven with hob and extractor over

Utility Room

Door to side, fitted worktop with space beneath for white goods, door to wc

Wc

Fitted with a low level wc. pedestal wash hand basin

First Floor Landing

Doors to all rooms , airing cupboard housing boiler , doors to all rooms

Bedroom One

12' 9" x 8' 7" (3.89m x 2.62m)

Window to rear, oak flooring , door to ensuite

Ensuite

Window to front, fitted with a double walk in shower, low level wc, pedestal wash hand basin with vanity unit

Bedroom Two

13' 5" x 11' 1" (4.09m x 3.38m)

Window to front, recess housing rails for wardrobe space, built in cupboard

Bedroom Three

9' 6" x 7' 3" (2.90m x 2.21m)

Window to front

Bathroom

Window to rear , fitted with a matching three piece suite comprising of panel bath , low level wc, pedestal wash hand basin,

Rear Garden

Enclosed rear garden benefiting from a large patio area, laid to lawn and side access.

Front Garden

Off road parking , side access



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Llanharan Pontyclun

- Set on a good sized corner plot in a sought after estate
- Walking distance to local Primary School
- Separate utility room
- Off road parking and garage
- Catchment for both Y Pant Comprehensive and Llanharry Welsh Comprehensive Schools

Tenure: Freehold EPC Rating: D

£280,000



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Property Ref:
TBG109397 - 0008

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