



**Bridgend Road, Llanharan PONTYCLUN CF72 9RB**



**welcome to**

## **Bridgend Road, Llanharan PONTYCLUN**

Offered to the market with no on going chain is this three bedroom home situated in this popular location of Llanharan, Call us today on 01443 237667 to arrange a viewing !

### **Entrnace Hallway**

Entry through front door, stairs to first floor

### **Lounge/dining Room**

20' x 12' ( 6.10m x 3.66m )

Window to front and rear door to kitchen

### **Kitchen /breakfast Room**

Window to rear, door to side, fitted with matching units with worktop over, sink with drainer, space for white goods

### **First Floor Landing**

#### **Bedroom One**

16' 6" x 10' 6" ( 5.03m x 3.20m )

Two windows to front

#### **Bedroom Two**

10' 2" x 9' 5" ( 3.10m x 2.87m )

Window to rear

#### **Bedroom Three**

7' 1" x 6' 9" ( 2.16m x 2.06m )

Window to rear

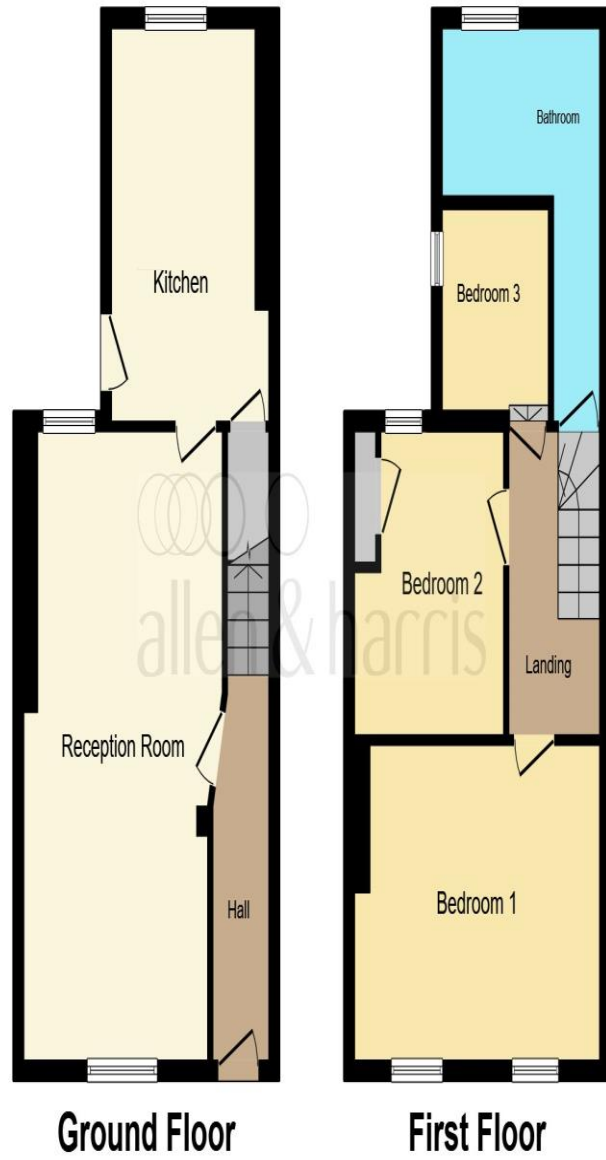
### **Bathroom**

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

### **Rear Garden**

Patio area , steps leading to Garage





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**welcome to**  
**Bridgend Road,**  
**Llanharan PONTYCLUN**

- Catchments to Y Pant Comprehensive
- Walking distance to local amenities
- Access to Llanharan train station
- No on going chain
- Garage

Tenure: Freehold EPC Rating: D

**£115,000**



**view this property online** [allenandharris.co.uk/Property/TBG108098](http://allenandharris.co.uk/Property/TBG108098)



Property Ref:  
TBG108098 - 0007

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