



Cornwall Road, Tonypandy CF40 1PR

welcome to

Cornwall Road, Tonypany

Allen and Harris are pleased to present to the market this deceptively spacious three bedroom end of terrace home situated in this fantastic location of Williamstown with access to road links via A4119 for M4 corridor, Llantrisant and Talbot Green.



This home has been well laid out over three floors and has plenty of room for a growing family all you need to do is bring your furniture!

In brief this end of terrace home comprises of a great sized open plan lounge/dining room , study to ground floor, to the lower floor a modern kitchen/breakfast room with separate utility room , a storage room leading onto a generous sized garden , To the first floor you will find three bedrooms with views to the rear. To the rear is a great sized garden given access to the workshop and side access for this home. The property further benefits from no on going chain

Lower Floor

Kitchen / Breakfast Room

15' x 13' (4.57m x 3.96m)

Utility Room

7' x 7' (2.13m x 2.13m)

Storage Room

7' x 4' 4" (2.13m x 1.32m)

Bathroom

Ground Floor

Lounge Dining Room

23' x 8' 2" (7.01m x 2.49m)

Study Area

First Floor

Bedroom One

12' 4" x 8' 3" (3.76m x 2.51m)

Bedroom Two

9' 6" x 7' (2.90m x 2.13m)

Bedroom Three

9' 11" x 8' 11" (3.02m x 2.72m)

Rear Garden



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- Well Laid out over three floors
- Great size Garden
- Modern Kitchen
- Separate Utility Room
- Open plan lounge/dining room

Tenure: Freehold EPC Rating: D

£150,000



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Please note the marker reflects the postcode not the actual property



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.

Property Ref:
TBG109551 - 0002


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk