



Barnard Way, Church Village Pontypridd CF38 1DQ

welcome to

Barnard Way, Church Village Pontypridd

Allen and Harris are pleased to present to the open market this Executive Detached Four bedroom Family home situated in the sought after St David's Manor Estate.No Chain.

Entrance Hallway

Enter into hallway , stairs to first floor

Lounge

16' 6" x 12' 2" (5.03m x 3.71m)

Window to front, opening to dining room

Dining Room

11' 3" x 8' 1" (3.43m x 2.46m)

Patio doors opening to the garden, door to kitchen

Kitchen

11' 2" x 10' 8" (3.40m x 3.25m)

Window to rear, opening to utility room , fitted with matching wall and base units worktop over, stainless steel sink with drainer

Utility Room

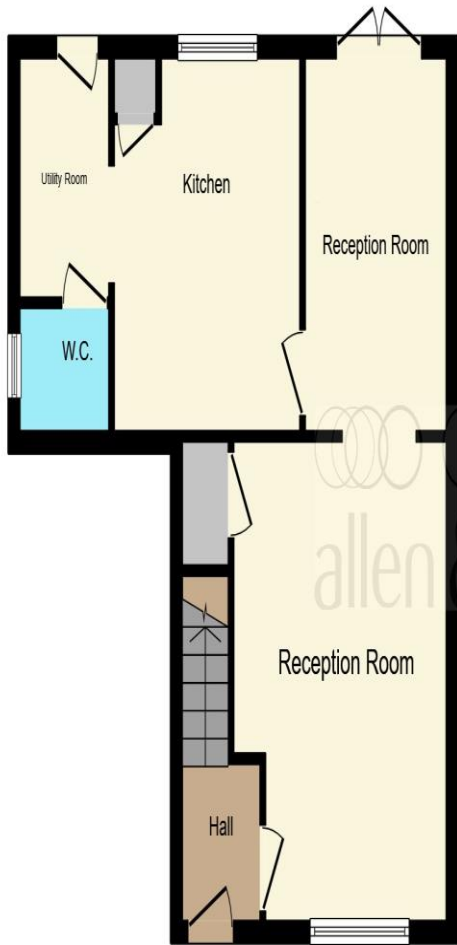
7' 3" x 5' 1" (2.21m x 1.55m)

Wc

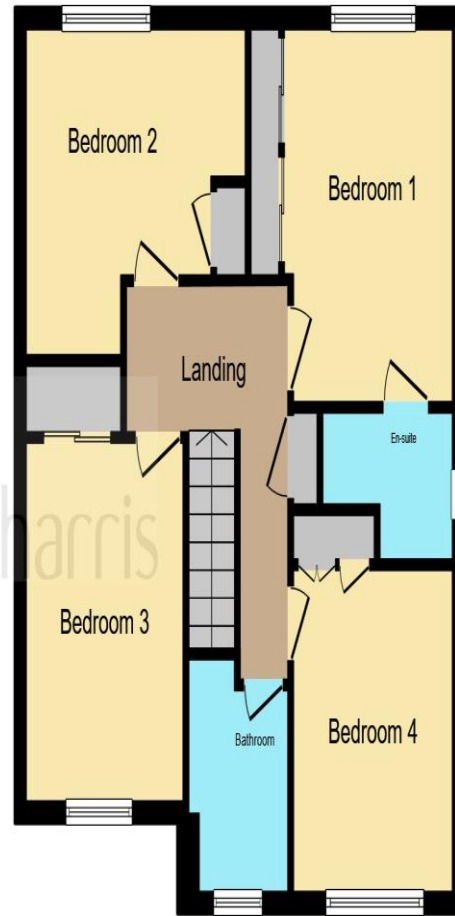
First Floor Landing

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)



Ground Floor



First Floor

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
Barnard Way,
Church Village Pontypridd

- Sought after Location
- No Chain
- Ensuite to main bedroom
- Utility Room
-

Tenure: Freehold EPC Rating: C

offers in excess of

£339,000



view this property online allenandharris.co.uk/Property/TBG109412



Property Ref:
TBG109412 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk