

Beech Wood Drive, Tonyrefail Porth CF39 8JL



welcome to

Beech Wood Drive, Tonyrefail Porth

Allen and Harris are pleased to present to the market this four bedroom detached home set within the popular Mountain View Estate. Local shops and amenities are a short drive away aswell as great school catchments and links to the M4. No on going chain.





Offered for sale with no on going chain is this detached four bedroom executive home set within this sought after location of Mountain View Estate

Entrance Hallway

Lounge 16' 11" x 10' 6" (5.16m x 3.20m)

Dining Room 10' 2" x 9' 6" (3.10m x 2.90m)

Kitchen 11' 10" x 10' 8" (3.61m x 3.25m)

Utility Room 7' 7" x 5' 7" (2.31m x 1.70m)

Wc

Garage 17' 11" x 8' 1" (5.46m x 2.46m)

First Floor Landing

Bedroom One 15' 1" x 10' 6" (4.60m x 3.20m)

Bedroom Two 12' 3" x 7' 1" (3.73m x 2.16m)

Bedroom Three 9' 5" x 7' 10" (2.87m x 2.39m)

Bedroom Four 8' 8" x 7' 10" (2.64m x 2.39m)

Bathroom

Rear Garden











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Beech Wood Drive, Tonyrefail Porth

- Set within a Poplar Estate of Mountain View
- Off Road Parking
- Garage
- Utility Room
- Modern Kitchen

Tenure: Freehold EPC Rating: C

offers over

£310,000





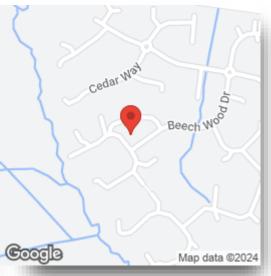
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Property Ref: TBG109545 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.

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Please note the marker reflects the postcode not the actual property

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