



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 as well 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



view this property online allenandharris.co.uk/Property/TBG109545



welcome to

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



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/TBG109545



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.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk