



**Colliers Avenue, Llanharan Pontyclun CF72 9UT**



*welcome to*

**Colliers Avenue, Llanharan Pontyclun**

An Executive Detached Family Home, Well Presented Throughout And Set In A Much Desired Location In The Heart Of Llanharan.



An Executive Detached Family Home, Well Presented Throughout And Set In The Much Desired Location Of Llanharan. We're delighted to offer for sale this tasteful modern home, with a wealth of internal accommodation and generous plot. The perfect fit for any professional family looking for their dream property, in this coveted area.

The property comprises; Entrance hall including useful cloakroom - w/c, reception room with bay windows, leading to a further reception room offering pleasant views to rear, an open plan kitchen/diner with some appliances and utility room. Stairs rise to the first floor which offers an impressive amount of space, including five well-proportioned bedrooms, family bathroom and two en-suites. Externally the property occupies an enviable plot, with spacious rear garden laid mainly to lawn and paved driveway giving space for multiple vehicles. Additional features include an integral garage with mains power, gas central heating and double glazing where specified.

Within easy reach is the wide array of amenities in Llanharan, including a range of local shops, schools, open green spaces and transport links including Llanharan Railway Station.

We recommend calling early to secure your viewing for this wonderful home!



***view this property online*** [allenandharris.co.uk/Property/TBG109674](http://allenandharris.co.uk/Property/TBG109674)



## **Entrance Hallway**

### **Lounge**

18' x 10' 5" ( 5.49m x 3.17m )

### **Dining Room**

11' 6" x 7' 7" ( 3.51m x 2.31m )

### **Kitchen**

16' 8" x 11' 6" ( 5.08m x 3.51m )

### **Utility Room**

8' 5" x 4' 9" ( 2.57m x 1.45m )

## **Wc**

## **First Floor Landing**

### **Bedroom One**

12' 1" x 10' 8" ( 3.68m x 3.25m )

### **Ensuite**

### **Bedroom Two**

10' 8" x 10' 5" ( 3.25m x 3.17m )

### **Ensuite**

### **Bedroom Three**

11' 4" x 8' 8" ( 3.45m x 2.64m )

### **Bedroom Four**

11' 4" x 8' 8" ( 3.45m x 2.64m )

### **Bedroom Five**

8' 5" x 6' 5" ( 2.57m x 1.96m )

## **Bathroom**

## **Rear Garden**



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## Colliers Avenue, Llanharan Pontyclun

- Modern Detached House Set On An Envious Plot
- Stunning Open Plan Kitchen/Diner With Some Appliances
- Two Reception Rooms With Views To Front And Rear
- Five Well-Proportioned Bedrooms
- Family Bathroom, Two En-Suites, Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
TBG109674 - 0005

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**01443 237667**



TalbotGreen@allenandharris.co.uk



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



**allenandharris.co.uk**