



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



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.

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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



welcome to

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 - 0006

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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