



Meadow Drive, Tyla Garw Pontyclun CF72 9FR

welcome to
Meadow Drive, Tyla Garw
Pontyclun

- Walking distance to the local Train Station
- Detached Garage
- Utility Room
- Walking distance to local schools .
- Two Ensuite bathrooms

Tenure: Freehold EPC Rating: C

£425,000

A fantastic opportunity to purchase this five bedroom family home located in this sought after location of Tyla Garw.



view this property online allenandharris.co.uk/Property/TBG109729



Property Ref:
TBG109729 - 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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Entrance Hallway

Wc

Lounge

21' 1" x 10' 5" (6.43m x 3.17m)

Open Plan Kitchen / Dining

24' 5" x 8' 10" (7.44m x 2.69m)

Utility Room

First Floor Landing

Main Bedroom

15' 2" x 14' 7" (4.62m x 4.45m)

Ensuite

Bedroom Two

13' 6" x 8' 9" (4.11m x 2.67m)

Ensuite

Bedroom Five

12' 4" x 7' (3.76m x 2.13m)

Second Floor Landing

Bedroom Three

14' 2" x 10' 7" (4.32m x 3.23m)

Bedroom Four

17' 7" x 8' 8" (5.36m x 2.64m)

Bathroom

Front Of The Property

Rear Garden



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk