



**Oak Close, Talbot Green Pontyclun CF72 8RF**

**welcome to**

## **Oak Close, Talbot Green Pontyclun**

We're delighted to offer for sale this spacious residence, benefiting from immediate access to a wealth of shopping facilities and transport links. A Tastefully Presented Semi-Detached House, With No Onward Chain In The Heart Of Talbot Green!

##Invalid Field Name##

### **Entrance Porch**

Via double glazed front door, obscure double glazed windows to front and side aspect

### **Reception Room One**

23' 1" widest x 10' 1" widest ( 7.04m widest x 3.07m widest )

Double glazed window to front aspect, radiator, access to kitchen, double glazed doors to conservatory

### **Reception Room Two**

20' widest x 8' widest ( 6.10m widest x 2.44m widest )

Double glazed window to front aspect, radiator

### **Kitchen**

10' x 8' 1" ( 3.05m x 2.46m )

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and gas hob with cooker hood over, space for appliances, tiled flooring, storage cupboard, further cupboard with gas boiler, double glazed window to rear aspect

### **Conservatory**

Double glazed windows to rear and side aspect, tiled flooring, door with cat flap

### **First Floor Landing**

Stairs from ground floor, loft access, storage cupboard, doors to all rooms

### **Bedroom One**

11' 1" widest x 11' widest ( 3.38m widest x 3.35m widest )

Double glazed window to front aspect, radiator

### **Bedroom Two**

11' 1" widest x 10' 1" widest ( 3.38m widest x 3.07m widest )

Double glazed window to rear aspect, radiator

### **Bedroom Three**

8' 1" widest x 7' 1" widest ( 2.46m widest x 2.16m widest )

Double glazed window to front aspect, radiator

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Part tiled with electric shaver point and obscure double glazed window to rear aspect

### **Rear Garden**

Laid partly to lawn, paved seating area, side access, external tap, boundary fences

### **Driveway**

Paved driveway to front



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Oak Close, Talbot Green Pontyclun

- Semi-Detached House With No Onward Chain
- Two Reception Rooms
- Separate Kitchen Including Some Appliances
- Conservatory Extension
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C

**£249,950**



**view this property online** [allenandharris.co.uk/Property/TBG109743](https://allenandharris.co.uk/Property/TBG109743)



Property Ref:  
TBG109743 - 0004

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 allen & harris



**01443 237667**



TalbotGreen@allenandharris.co.uk



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



**allenandharris.co.uk**