



Highfields, Tonyrefail PORTH CF39 8GA

welcome to

Highfields, Tonyrefail PORTH

An Executive Detached Residence Within A Coveted Modern Development, Easy Access To Local Schools, Green Spaces And Transport Links! The ideal choice for any professional family looking for their dream long-term home!



An Executive Detached Residence Within A Coveted Modern Development, Easy Access To Local Schools, Green Spaces And Transport Links! We're delighted to offer for sale this unique and tastefully presented home, with a generous plot, high standard of finish and stunning open plan kitchen/diner. The ideal choice for any professional family looking for their dream long-term home!

Well-presented throughout, the property comprises; Welcoming entrance hall, spacious reception room with dual aspect windows allowing for plenty of natural light, impressive open plan kitchen/diner inclusive of some appliances and useful ground floor cloakroom - w/c. Stairs rise to the first floor which offers three bedrooms, stylish bathroom and en-suite shower room with three piece suite. Externally the property occupies an enviable plot, including paved driveway, generous gardens and garage with mains power.

Set in the popular 'Highfields' development, you will enjoy convenient access to pleasant nature walks and useful transport links.

We recommend calling early to secure your viewing and avoid missing out!

Entrance Hall

Reception Room

17' 1" widest x 10' widest (5.21m widest x 3.05m widest)

Kitchen/Diner

17' widest x 10' widest (5.18m widest x 3.05m widest)

Cloakroom - W/C

First Floor Landing

Bedroom One

11' widest x 10' widest (3.35m widest x 3.05m widest)

En-Suite

Bedroom Two

9' 1" widest x 8' 1" widest (2.77m widest x 2.46m widest)

Bedroom Three

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

Bathroom

Rear Garden

Driveway

Garage

20' x 10' 1" (6.10m x 3.07m)



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Highfields, Tonyrefail PORTH

- A Stunning Detached House Within The Ever-Popular Highfields Development
- Generous Reception Room Bathed In Natural Light
- Breath-Taking Open Plan Kitchen/Diner Inclusive Of Some Appliances
- Three Well-Proportioned Bedrooms
- Stylish Bathroom, En-Suite Shower Room, Additional Ground Floor W/C

Tenure: Freehold EPC Rating: B

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
TBG109733 - 0005

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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