



Lowerdale Drive, Llantrisant Pontyclun CF72 8DY

welcome to

Lowerdale Drive, Llantrisant Pontyclun

- Exceptional Link-Detached House With A Wealth Of Flexible Accommodation Over Three Floors
- Coveted Location, Within Easy Reach Of Amenities In Talbot Green And Llantrisant
- Four/Five Bedrooms Over Three Levels
- Two Reception Rooms Over Two Levels, Two Study Rooms
- Stylish Open Plan Kitchen/Diner

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325 000

With plenty of space for a growing family or perhaps those caring for an older relative, this outstanding property is sure to be impressive. The Perfect Home, A Highly Unique Link-Detached Residence With A Wealth Of Flexible Accommodation Over Three Floors!



Entrance Hall

Reception Room One

14' 1" widest x 10' 1" widest (4.29m widest x 3.07m widest)

Reception Room Two/Bed 5

10' 1" widest x 8' 1" widest (3.07m widest x 2.46m widest)

Study

12' widest x 8' widest (3.66m widest x 2.44m widest)

Garage

Lower Ground Floor Hall

Lower Gf Kitchen/Diner

23' 1" widest x 8' 1" widest (7.04m widest x 2.46m widest)

Lower Gf Reception Room

10' 1" widest x 8' 1" widest (3.07m widest x 2.46m widest)

Lower Gf Reception Room/Bed 4

14' 1" widest x 10' 1" widest (4.29m widest x 3.07m widest)

Lower Gf Shower Room

Lower Gf Study

6' 1" widest x 6' widest (1.85m widest x 1.83m widest)

First Floor Landing

Bedroom One

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

Bedroom Two

10' 1" widest x 10' widest (3.07m widest x 3.05m widest)

Bedroom Three

7' 1" widest x 6' 1" widest (2.16m widest x 1.85m widest)

view this property online allenandharris.co.uk/Property/TBG108173



Property Ref:

TBG108173 - 0009

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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