



Ffordd Llanbedr, Llanilid Pontyclun CF72 4AF

welcome to

Ffordd Llanbedr, Llanilid Pontyclun

We're delighted to offer for sale this tastefully presented house, with an ideal layout offering space and convenience for the whole family. A Truly Exceptional End Of Terrace House, With Landscaped Rear Gardens And A Wealth Of Internal Accommodation!



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The property comprises; Reception room, open plan kitchen/breakfast room with some fitted appliances and useful ground floor cloakroom - w/c. Stairs rise to the first floor which offers two well-proportioned bedrooms and stunning bathroom with three piece suite. Continue to the second floor which benefits from a master bedroom suite including bespoke fitted wardrobes and access to a stylish shower room. Externally the property occupies an enviable plot, with low maintenance landscaped rear gardens and driveway to the front. Additional features include gas central heating and double glazing where specified.

Set in the popular new build development 'Ffordd Llanbedr', you will enjoy access to pleasant nature walks, amenities in Brynna/Llanharan and transport links including M4.

Call now to secure your viewing and avoid missing out!

Reception Room

14' 1" widest x 11' 1" widest (4.29m widest x 3.38m widest)

Kitchen/Breakfast Room

11' 1" widest x 7' 1" widest (3.38m widest x 2.16m widest)

Cloakroom - W/C

First Floor Landing

Bedroom Two

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

Bedroom Three

11' 1" widest x 8' 1" widest (3.38m widest x 2.46m widest)

Bathroom (first Floor)

Second Floor Landing

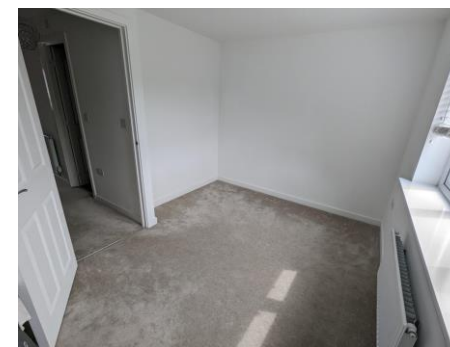
Bedroom One

11' 1" widest, some restricted h/h x 10' 1" widest, some restricted h/h (3.38m widest, some restricted h/h x 3.07m widest, some restricted h/h)

En-Suite

Rear Garden

Driveway



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welcome to

Ffordd Llanbedr, Llanilid Pontyclun

- End Of Terrace House In A Desirable New Build Development
- Generous Reception Room
- Kitchen With Some Built In Appliances And Pleasant Garden Views
- Three Bedrooms
- Family Bathroom, En-Suite Shower Room, Additional Ground Floor W/C

Tenure: Freehold EPC Rating: B

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
TBG109810 - 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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