



Bridgend Road, Llanharan Pontyclun CF72 9RD

welcome to

Bridgend Road, Llanharan Pontyclun

This Is A Unique Property You Won't Want To Miss! A Characterful Detached House In The Heart Of Llanharan, Full Of Original Features And Charm,

Reception Room

21' 1" L widest x 18' 1" L widest (6.43m L widest x 5.51m L widest)

Windows to front and rear, exposed original style stone, open fireplace, stairs to first floor, radiator, open to kitchen/diner

Kitchen/Diner

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 and dining table, window to front and rear

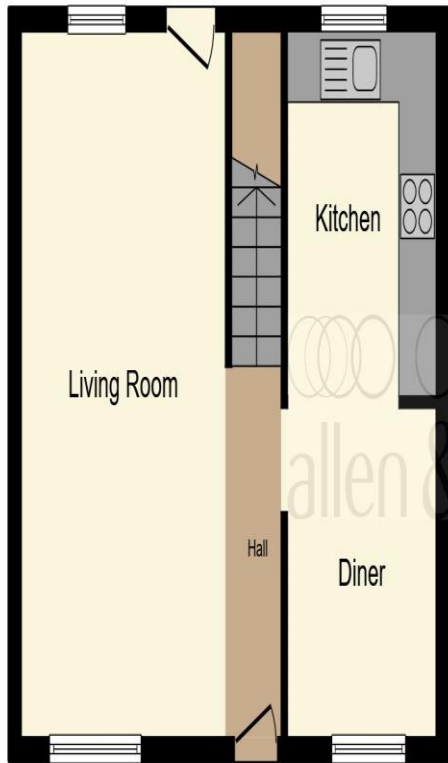
First Floor Landing

Stairs from ground floor, loft access, window to rear, doors to all rooms

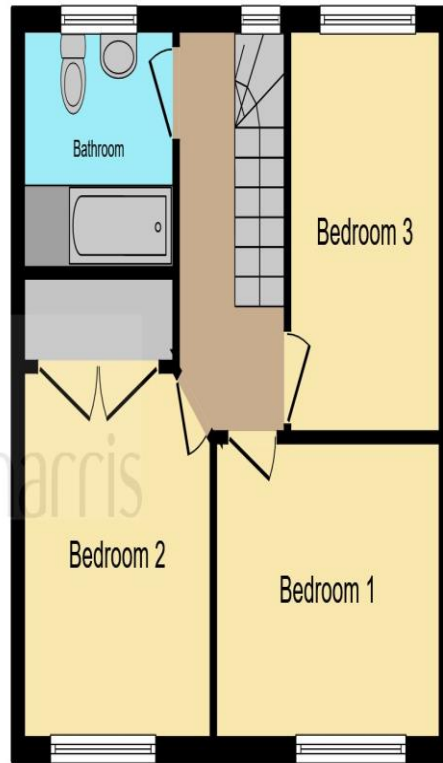
Bedroom One

10' widest x 9' 1" widest (3.05m widest x 2.77m widest)

Window to front aspect, radiator, wooden floors, fitted wardrobes



Ground Floor



First Floor

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



welcome to
Bridgend Road,
Llanharan Pontyclun

- Unique Detached House In The Heart Of Llanharan
- Outstanding Location, Offering Convenient Access To An Array Of Local Amenities And Transport Links
- Reception Room Full Of Original Style Character, Benefiting From Stone Walls, Open Fireplace And Ceiling Beams
- Open Plan Kitchen/Diner
- Three Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: E

£175,000



view this property online allenandharris.co.uk/Property/TBG109902



Property Ref:
TBG109902 - 0002

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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