



Clos Springfield, Talbot Green Pontyclun CF72 8FE

welcome to

Clos Springfield, Talbot Green Pontyclun

A Substantial Modern End Of Terrace Townhouse With A Wealth Of Flexible Accommodation And Fantastic Location In The Heart Of Talbot Green!perfect for any growing family or perhaps those caring for an older relative with an ideal ground floor layout

Entrance Hallway

Doors to shower room , bedroom three . utility room and garage. Two built in storage cupboards. Stairs to first floor

Garage

15' 6" x 8' 5" (4.72m x 2.57m)

Shower Room

Fitted with a matching three piece suite comprising of shower, low level wc, pedestal wash hand basin with built in vanity unit .

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)

Window to rear

Utility Room

Door to garden , Fitted with matching base units with worktop over , sink with drainer, wall mounted boiler and space for white goods.

First Floor

Doors to lounge and kitchen / dining room stairs to second floor

Lounge

17' 5" x 14' 5" (5.31m x 4.39m)

Two windows to front, feature fire .

Kitchen /Dining Room

Two windows to rear. The kitchen has been refitted with modern wall and base units with worktop over, sink with drainer , tiled splash back. Built in oven with hob and extractor over. Built in dishwasher and fridge freeze and built in wine rack.

Second Floor

Bedroom Two

14' 4" x 10' 7" (4.37m x 3.23m)

Two windows to rear , door to ensuite

Ensuite

Fitted with a matching three piece suite comprising of shower, low level wc, pedestal wash hand basin.

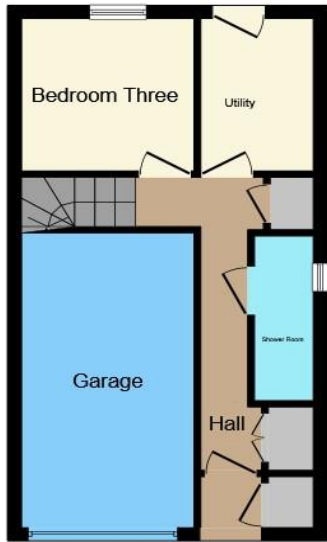
Bedroom One

14' 1" x 10' 7" (4.29m x 3.23m)

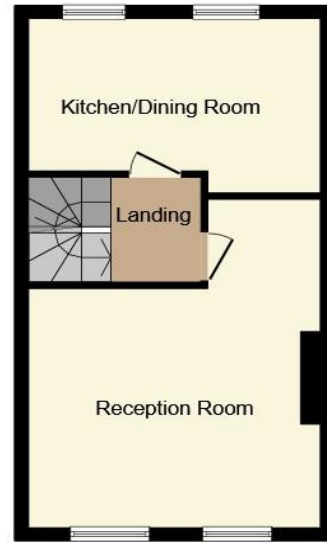
Two windows to front , door to bathroom

Bathroom

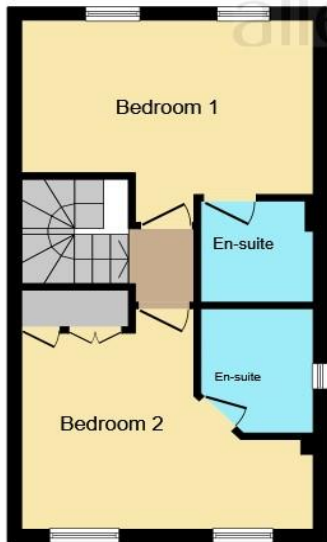
Fitted with a matching three piece suite comprising of bath with shower over. low level wc, pedestal wash hand basin with built in vanity



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



welcome to
Clos Springfield,
Talbot Green Pontyclun

- End Of Terrace Townhouse In A Coveted Development
- No Onward Chain
- Superb Location In The Heart Of Talbot Green
- Three Bedrooms Across Two Floors
- Reception Room And Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: C

£275,000



view this property online [allenandharris.co.uk/Property/TBG109977](https://www.allenandharris.co.uk/Property/TBG109977)



Property Ref:
TBG109977 - 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