



**Sycamore Road, Llanharry Pontyclun CF72 9HN**

**welcome to**

## **Sycamore Road, Llanharry Pontyclun**

Sycamore Road is set in a popular location where we can enjoy convenient access to a wealth of local shops, schools and transport links .

### **Entrance Hallway**

Enter into hallway, doors to all rooms, stairs to first floor

### **Lounge**

14' 3" x 8' 8" ( 4.34m x 2.64m )  
Window to rear

### **Dining Room**

14' 3" x 12' 5" ( 4.34m x 3.78m )  
Window to rear

### **Kitchen**

Window to front and opening to utility room and wc . Refitted with modern matching wall and base high gloss units with worktop over, Sink with drainer, space for white goods.

### **Utility Room**

13' 9" x 8' 6" ( 4.19m x 2.59m )  
Door to front and rear .Built in storage cupboards door to WC

### **First Floor Landing**

Doors to all rooms , loft access

### **Bedroom One**

14' 1" x 10' 2" ( 4.29m x 3.10m )  
Window to rear over looking garden ,built in storage cupboard

### **Bedroom Two**

11' 2" x 9' 6" ( 3.40m x 2.90m )  
Window to rear, built in storage cupboard

### **Bedroom Three**

8' 9" x 8' 4" ( 2.67m x 2.54m )  
Window to front, built in over the stairs storage cupboard

### **Shower Room**

Window to rear, Refitted with a matching suite comprising of double shower, low level wc, pedestal wash hand basin with built in vanity unit.

### **Rear Garden**

A well maintained great sized garden, mainly laid to lawn . Potential for rear access.





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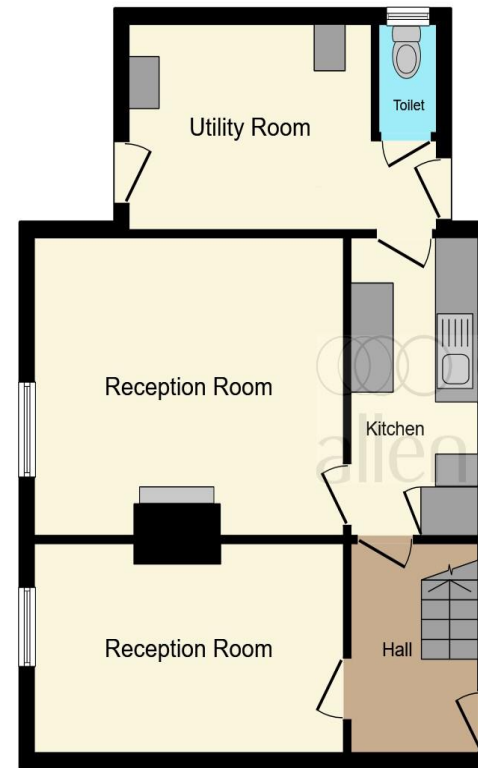
welcome to

## Sycamore Road, Llanharry Pontyclun

- For sale with no on going chain
- Modern refitted Kitchen
- New roof within the last 12 months
- Shower Room
- Good sized Utility Room

Tenure: Freehold EPC Rating: Awaited

**£225,000**



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](http://www.focalagent.com)

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Property Ref:  
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