

**Cardiff Road, Llantrisant Pontyclun CF72 8DH** 



## welcome to

# **Cardiff Road, Llantrisant Pontyclun**

With An Exceptional Plot, No Onward Chain And Outstanding Location Near The Amenities In Both Llantrisant And Talbot Green, This Substantial Semi-Detached House Is Sure To Impress!

#### **Entrance**

Enter into hallway doors to both receptions rooms , stairs to first floor

#### Lounge

 $15'\ 2''\ x\ 11'\ (4.62m\ x\ 3.35m\ )$  Window to front and rear, feature fire place , door leading to kitchen

## **Dining Room / Siiting Room**

10' 9" x 11' ( 3.28m x 3.35m )

Window to front, door to kitchen . A versitle room which could be used for dining or a further sitting room .

#### Kitchen

14' 3" x 8' 8" ( 4.34m x 2.64m )

Two windows to rear. Fitted with matching wall and base units with worktop. Stainless steel sink with drainer, space for white goods. Ample space for dining. Door to inner hallway

### **Inner Hallway**

Doors to garden and wc

#### Wc

Window to rear, low level wc. pedestal wash hand basin.

## **First Floor Landing**

Doors to all rooms

#### **Bedroom One**

Windows to front and rear

## **Bedroom Two**

 $11' \times 10'$  9" (  $3.35m \times 3.28m$  ) Window to front, walk in wardrobe

#### **Bedroom Three**

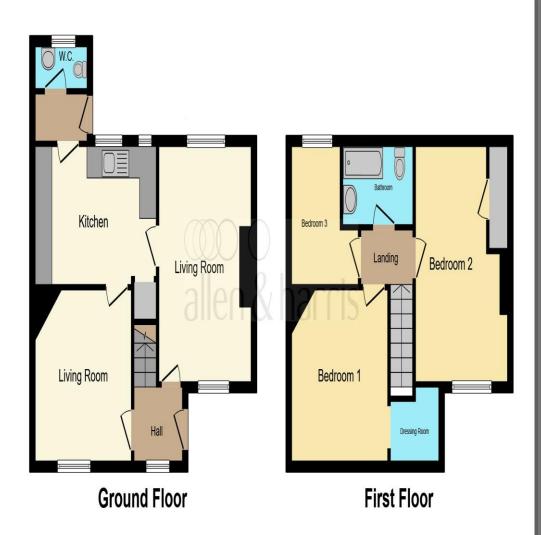
8' 7" max x 5' 9" ( 2.62m max x 1.75m ) Window to rear

#### **Bathroom**

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

# Rear Garden Front Garden

Laid partly to lawn with mature hedgerow



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

# Cardiff Road,

# **Llantrisant Pontyclun**

- Semi-Detached House In A Desirable Location
- Westerly Facing Rear Gardens, Laid Mainly To Lawn
- Two Reception Rooms And Separate Kitchen
- First Floor Bathroom And Additional Ground Floor W/C
- Three Bedrooms

Tenure: Freehold EPC Rating: C

guide price

£240,000



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