



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' x 10' 9" (3.35m x 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



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
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
Council Tax Band: C

guide price

£230,000



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Property Ref:
TBG109754 - 0008

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