



**Chapel Hill Close, Llanharan Pontyclun CF72 9QD**

***welcome to***

## **Chapel Hill Close, Llanharan Pontyclun**

With No Onward Chain, South-West Facing Rear Gardens And A Prime Central Llanharan Location, This Spacious Chalet Bungalow Could Be Your Dream Home!

### **Entrance Hall**

Via obscure double glazed front door, radiator, stairs to first floor and doors to all rooms

### **Reception Room**

25' widest x 19' 3" widest ( 7.62m widest x 5.87m widest )  
Double glazed windows to rear and side aspect, radiator, opening to kitchen

### **Kitchen**

10' 1" widest x 6' 7" widest ( 3.07m widest x 2.01m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, space for appliances, access to utility room

### **Utility Room**

8' 1" widest x 6' 5" widest ( 2.46m widest x 1.96m widest )  
Double glazed windows to rear and side aspect, obscure double glazed door to front aspect, work surfaces, plumbing for washing machine

### **Bedroom Three (ground Floor)**

13' 3" widest x 7' 4" widest ( 4.04m widest x 2.24m widest )  
Double glazed window to front aspect, radiator

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window and radiator

### **Bedroom Two**

11' 6" widest x 10' 2" widest ( 3.51m widest x 3.10m widest )  
Double glazed window to front aspect, radiator

### **Bedroom One**

19' 1" widest x 10' 3" widest ( 5.82m widest x 3.12m widest )  
Double glazed windows to rear and side aspect,

radiator, eaves storage

### **Rear/Side Gardens**

Corner plot, rear gardens being south/west facing

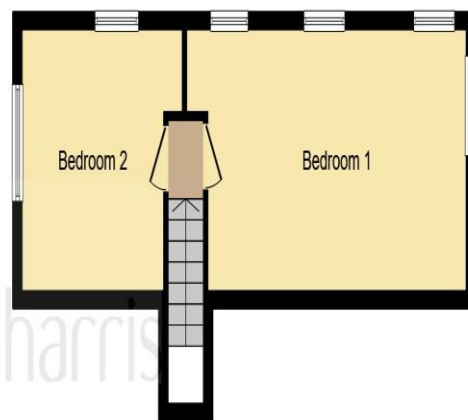
### **Carport**

Covered car port for one vehicle, set on the adjoining road





**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)



**welcome to**  
**Chapel Hill Close,**  
**Llanharan Pontyclun**

- Chalet Bungalow With No Onward Chain
- Prime Central Llanharan Location, Easy Access To The Local Train Station
- Three Bedrooms Over Two Floors
- Impressive Open Plan Reception Room
- Separate Kitchen And Utility Room

Tenure: Freehold EPC Rating: D

offers in the region of

**£220,000**



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Property Ref:  
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