



Chapel Hill Close, Llanharan Pontyclun CF72 9QD

welcome to

Chapel Hill Close, Llanharan Pontyclun

This Spacious Chalet Bungalow Could Be Your Dream Home! With No Onward Chain, South-West Facing Rear Gardens And A Prime Central Llanharan Location, We're delighted to offer for sale this unique property, much-loved for decades and ready for its next chapter.

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

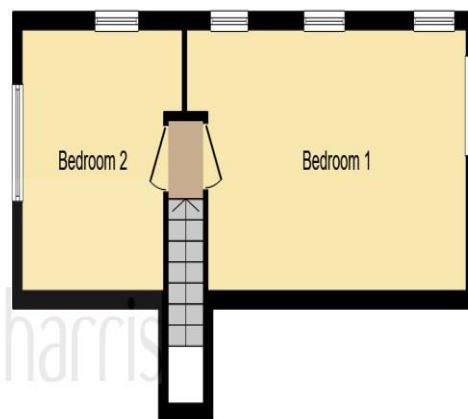
Corner plot, rear gardens being south/west facing

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



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
Council Tax Band: D

offers in excess of
£210,000



view this property online allenandharris.co.uk/Property/TBG110132



Property Ref:
TBG110132 - 0005

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.

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