



Southgate Avenue, Llantrisant Pontyclun CF72 8DR

welcome to

Southgate Avenue, Llantrisant Pontyclun

We're delighted to offer for sale this wonderful family home, including driveway, garage and impressive westerly facing rear gardens. An Extended Semi-Detached House Set Atop A Hill In Lower Llantrisant, Benefiting From A Wealth Of Internal Accommodation And Exceptional Views!

Integral Porch

Via front door, leading to entrance hall

Entrance Hall

Via front door, original style wooden parquet flooring, stairs to first floor and doors to all rooms

Reception Room One

13' 4" widest x 11' 8" widest (4.06m widest x 3.56m widest)
Window to front aspect, radiator, feature fireplace

Reception Area Two

11' 1" widest x 10' 4" widest (3.38m widest x 3.15m widest)
Double doors to reception room one and opening to reception area three

Reception Area Three

11' 4" widest x 10' 4" widest (3.45m widest x 3.15m widest)
Sliding doors to rear garden, radiator, access to cloakroom

Ground Floor Cloakroom - W/C

Comprising low level w/c, radiator, wash basin

Kitchen/Breakfast Room

18' 3" widest x 6' 5" widest (5.56m widest x 1.96m widest)
Range of wall and base units, work surfaces, breakfast bar, sink and drainer, freestanding oven and gas hob, space for appliances, windows to rear/side aspect, door to rear garden and driveway

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

13' 1" widest x 7' 8" widest (3.99m widest x 2.34m widest)

Window to front aspect, radiator, built in storage cupboards

Bedroom Two

11' 1" widest x 10' 8" widest (3.38m widest x 3.25m widest)
Window to rear aspect, radiator

Bedroom Three

8' 2" widest x 7' 8" widest (2.49m widest x 2.34m widest)
Window to front aspect, radiator

Bathroom

Three piece suite comprising; Bath, wash basin, low level w/c. Window to rear aspect

Driveway

Space for multiple vehicles

Garage Rear Gardens

Westerly facing, laid mainly to lawn, paved seating area



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
Southgate Avenue,
Llantrisant Pontyclun

- An Exceptional Semi-Detached House In A Desirable Location
- Breath-taking Views
- Unique Single Storey Rear Extension
- Three Reception Areas
- Open Plan Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: C

£280,000



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Property Ref:
TBG110097 - 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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