



Heol Y Coed, Pontyclun CF72 9AR

welcome to

Heol Y Coed, Pontyclun

A Gardener's Paradise In The Heart Of Pontyclun, With A Stunning Open Plan Kitchen/Diner, Impressive Internal Decor And Breath-Taking Views!An excellent choice for any professional couple or young family looking for their dream home.

Entrance Hall

Via front door, access to first floor and doors to reception room/kitchen diner

Reception Room

13' 11" widest x 10' 5" widest (4.24m widest x 3.17m widest)

Double glazed window to front aspect, radiator

Kitchen/Diner

21' 3" widest x 11' 5" widest (6.48m widest x 3.48m widest)

Range of wall and base units, work surfaces, oven, microwave, wine cooler, electric hob, cooker hood, breakfast bar, double glazed window to rear aspect, double doors to rear garden, access to utility room

Utility Room

Cloakroom - W/C

First Floor Landing

Stairs from ground floor, radiator, loft access (insulated/boarded), doors to all rooms

Bedroom One

14' 2" widest x 8' 9" widest (4.32m widest x 2.67m widest)

Double glazed window to rear aspect, radiator, two cupboards

Bedroom Two

14' 3" widest x 9' 11" widest (4.34m widest x 3.02m widest)

Double glazed window to front aspect, built in storage cupboard

Bedroom Three

9' 8" widest x 7' widest (2.95m widest x 2.13m widest)

Double glazed window to front aspect, radiator

Shower Room

Three piece suite comprising; Shower, wash basin, low level w/c. Double glazed window to rear aspect

Driveway

Dropped kerb to front

Garage

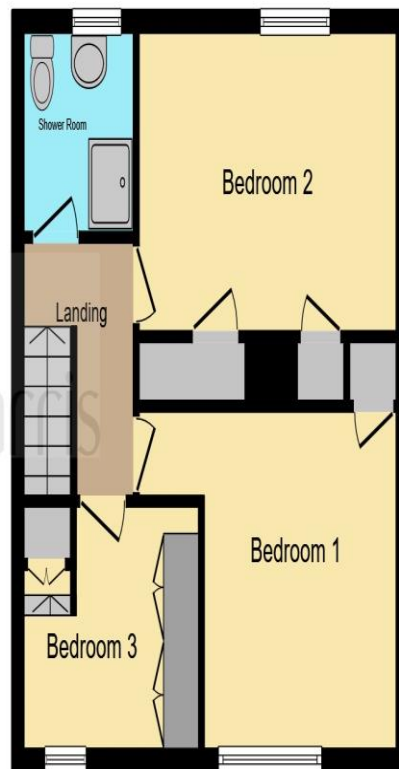
Single garage with up & over door

Rear Gardens

South-westerly facing, decked seating area, patio, areas of artificial lawn, pergola over a further seating area, outbuilding, feature stone walls with metal casing, enclosed by boundary walls and fences, some with mains lighting



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
Heol Y Coed,
Pontyclun

- Semi-Detached House With Exceptional Views
- Reception Room And Stylish Open Plan Kitchen/Diner`
- Separate Utility Room And Ground Floor W/C
- Three Bedrooms
- First Floor Shower Room

Tenure: Freehold EPC Rating: D

£280,000



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Property Ref:
TBG110143 - 0004

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