



Tredegar Close, Llanharan Pontyclun CF72 9QU

welcome to

Tredegar Close, Llanharan Pontyclun

We're excited to offer for sale this tastefully presented semi-detached bungalow, with spacious internal accommodation and a generous plot. With No Onward Chain And A Wonderful Position On A Small Cul-De-Sac In The Heart Of Llanharan, This Could Be Your Dream First Time Buy Or Downsizing Option!

Entrance Hall

Via front door, loft access, radiator, doors to all rooms

Reception Room

17' 1" widest x 11' 4" widest (5.21m widest x 3.45m widest)
Double glazed window to front aspect, radiator, electric fire

Kitchen

9' 5" widest x 9' widest (2.87m widest x 2.74m widest)
Range of wall and base units, work surfaces, stainless steel sink and drainer, oven and electric hob with cooker hood over, space for appliances, double glazed window to rear aspect

Bedroom One

13' 4" widest x 10' 5" widest (4.06m widest x 3.17m widest)
Double glazed window to rear aspect, radiator, built in storage cupboard

Bedroom Two

11' widest x 8' 6" widest (3.35m widest x 2.59m widest)
Double glazed window to front aspect, radiator

Bathroom

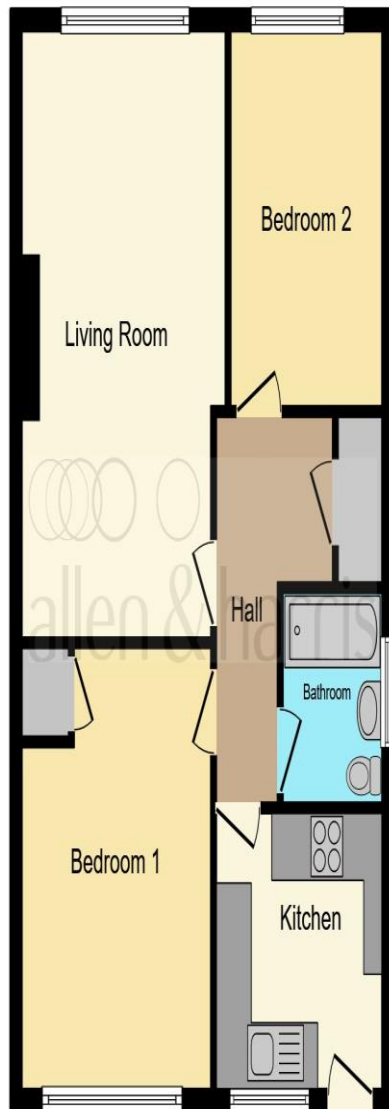
Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Heated towel rail and window to side aspect

Driveway/Front Gardens

Driveway with space for multiple vehicles, raised front gardens

Rear Gardens

Laid partly 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
Tredegear Close,
Llanharan Pontyclun

- Semi-Detached Bungalow In Llanharan
- Offered For Sale With No Onward Chain
- Spacious Reception Room And Separate Kitchen
- Two Double Bedrooms
- Bathroom With Three Piece Suite

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of
£210,000



view this property online allenandharris.co.uk/Property/TBG110153



Property Ref:
TBG110153 - 0007

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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allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk