



Clydach Road, Tonypandy CF40 2BD

welcome to

Clydach Road, Tonypany

Breath-Taking Views, South Facing Garden, Exceptional Open Plan Kitchen/Diner - The Perfect First Time Buy! We're delighted to offer for sale this stunning period style terraced house, in the popular location of Blaen Clydach/Tonypany.



Breath-Taking Views, South Facing Garden, Exceptional Open Plan Kitchen/Diner - The Perfect First Time Buy! We're delighted to offer for sale this stunning period style terraced house, in the popular location of Blaen Clydach/Tonypany. With convenient access to local shops and transport links, it would be an excellent choice for any young family or professional first time buyer looking to get their foot on the ladder.

The property comprises; Integral porch, impressive reception room, leading to a stylish open plan kitchen/diner with exceptional views to rear. Stairs rise to the first floor which offers three well-proportioned bedrooms and modern bathroom with four piece suite. Externally the property benefits from a low maintenance south facing garden over multiple levels, with peerless views.

Call now to secure your viewing of this wonderful home and avoid missing out!

Integral Porch

Reception Room

21' 1" widest x 14' 1" widest (6.43m widest x 4.29m widest)

Kitchen/Diner

15' 1" widest x 12' widest (4.60m widest x 3.66m widest)

First Floor Landing

Bedroom One

11' widest x 9' widest (3.35m widest x 2.74m widest)

Bedroom Two

10' widest x 9' 1" widest (3.05m widest x 2.77m widest)

Bedroom Three

7' 1" widest x 6' 1" widest (2.16m widest x 1.85m widest)

Bathroom

Rear Gardens



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welcome to

Clydach Road, Tonypanydy

- Period Style House With Convenient Access To Local Shops/Transport Links
- Exceptional Views Over Rolling Hills
- Fantastic South Facing Garden
- Spacious Reception Room
- Impressive Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: D

£130,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/TBG110038



Property Ref:
TBG110038 - 0002

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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