



Southgate Avenue, Llantrisant Pontyclun CF72 8DQ


allen & harris

welcome to

Southgate Avenue, Llantrisant Pontyclun

A Stunning Semi-Detached Bungalow In The Coveted Area Of Lower Llantrisant, Ideally Located Near A Wealth Of Local Shops, Eateries And Transport Links! We're delighted to offer for sale this tastefully presented home, with a perfect internal layout, low maintenance gardens and driveway/garage.

Entrance Porch

Via front door, leading to reception room

Reception Room

14' 6" widest x 9' 6" widest (4.42m widest x 2.90m widest)

Double glazed window to front aspect, radiator, electric fire

Kitchen

9' 7" widest x 7' 6" widest (2.92m widest x 2.29m widest)

Range of wall and base units, work surfaces, oven and electric hob with cooker hood over, space for appliances, radiator, double glazed window to side and door to driveway

Bedroom One

15' 8" widest x 9' 6" widest (4.78m widest x 2.90m widest)

Double glazed window to rear aspect, radiator

Bedroom Two

12' 2" widest x 9' 7" widest (3.71m widest x 2.92m widest)

Double glazed window to rear aspect, radiator

Shower Room

Three piece suite comprising; Shower cubicle, vanity wash basin, low level w/c. Obscure double glazed window to side aspect and heated towel rail

Driveway

To side aspect with space for multiple vehicles

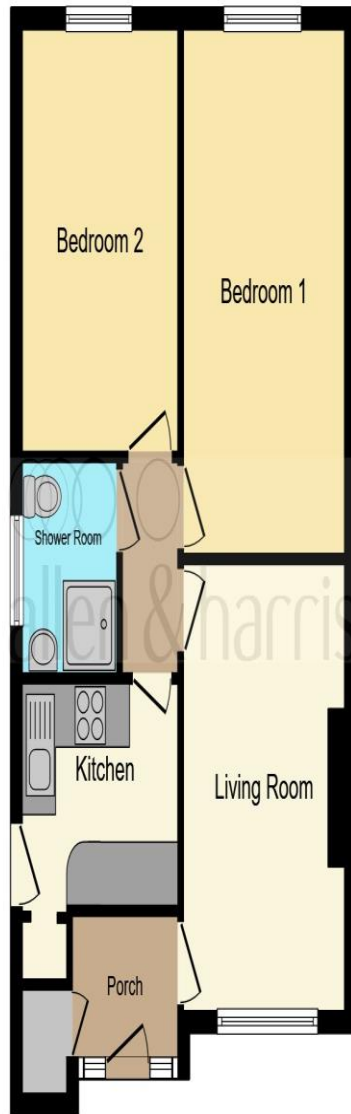
Garage

17' 3" x 10' 1" (5.26m x 3.07m)

Via manual roller doors, mains power and lighting

Rear Garden

Low maintenance gardens with side access



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

- Semi-Detached Bungalow In A Desirable Location
- Reception Room And Separate Kitchen
- Two Bedrooms
- Shower Room With Three Piece Suite
- Low Maintenance Rear Gardens

Tenure: Freehold EPC Rating: C

£210,000



view this property online allenandharris.co.uk/Property/TBG110241



Property Ref:
TBG110241 - 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