



**Summerfield Drive, Llantrisant Pontyclun CF72 8QF**



**welcome to**  
**Summerfield Drive, Llantrisant**  
**Pontyclun**

- Semi-Detached House With Fantastic Views
- Two Reception Rooms
- Separate Kitchen And Utility Area
- Three Bedrooms
- First Floor Shower Room

Tenure: Freehold EPC Rating: C

**£260,000**

We're excited to offer for sale this spacious home, including generous rooms and the benefit of a garage conversion to provide further living space. An Outstanding Semi-Detached House In Lower Llantrisant, With Delightful Views And Professional Garden Office!



**Entrance Hall**

**Reception Room One**

24' 11" widest x 15' 3" widest ( 7.59m widest x 4.65m widest )

**Reception Room Two**

14' 11" widest x 7' widest ( 4.55m widest x 2.13m widest )

**Kitchen**

13' 1" widest x 9' widest ( 3.99m widest x 2.74m widest )

**Utility Area**

9' 1" widest x 6' 7" widest ( 2.77m widest x 2.01m widest )

**First Floor Landing**

**Bedroom One**

11' 4" widest x 10' 7" widest ( 3.45m widest x 3.23m widest )

**Bedroom Two**

12' 6" widest x 10' 9" widest ( 3.81m widest x 3.28m widest )

**Bedroom Three**

7' 7" widest x 7' widest ( 2.31m widest x 2.13m widest )

**First Floor Shower Room**

**Driveway**

**Rear Gardens**

**Garden Office**

15' 5" x 7' 4" ( 4.70m x 2.24m )

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**Property Ref:**

TBG110304 - 0006

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**01443 237667**



[TalbotGreen@allenandharris.co.uk](mailto:TalbotGreen@allenandharris.co.uk)



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



**[allenandharris.co.uk](https://allenandharris.co.uk)**