



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
Council Tax Band: C

offers in excess of
£240,000

An Outstanding Semi-Detached House In Lower Llantrisant, With Delightful Views And Professional Garden Office! 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



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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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.

Property Ref:
TBG110304 - 0013

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