



Sycamore Road, Llanharry Pontyclun CF72 9HP

welcome to

Sycamore Road, Llanharry Pontyclun

With A Wealth Of Internal Accommodation, Breath-Taking Open Plan Reception Area And Superb Location In The Heart Of Llanharry, Your Perfect Family Home Is Now On The Market!

Entrance Hall

Via obscure front door, stairs to first floor and doors to all rooms

Reception Area One

15' widest x 8' 10" widest (4.57m widest x 2.69m widest)
Double glazed window to front aspect, radiator, opening to reception area two

Reception Area Two

15' widest x 12' 5" widest (4.57m widest x 3.78m widest)
Single glazed window to rear, radiator, woodburning stove

Conservatory

12' 4" widest x 11' 3" widest (3.76m widest x 3.43m widest)
Double glazed windows to rear and side aspect

Kitchen/Breakfast Room

21' 8" widest x 13' 1" widest (6.60m widest x 3.99m widest)
Range of wall and base units, work surfaces, Range style oven and gas hob, breakfast bar and space for dining table, washing machine, dishwasher, radiator, double glazed windows to front and rear aspect

Ground Floor Cloakroom - W/C

Comprising low level w/c, vanity wash basin, radiator

First Floor Landing

Stairs from ground floor, loft access, thermostat, radiator, doors to all rooms

Bedroom One

15' 2" widest x 11' 8" widest (4.62m widest x 3.56m widest)
Double glazed window to front aspect, radiator, three built in storage cupboards

Bedroom Two

11' 8" widest x 10' 7" widest (3.56m widest x 3.23m widest)
Double glazed window to front aspect, radiator, wardrobes

Bedroom Three

11' 4" widest x 9' 9" widest (3.45m widest x 2.97m widest)
Double glazed window to rear aspect, radiator

Bedroom Four

9' 10" widest x 7' 9" widest (3.00m widest x 2.36m widest)
Double glazed window to rear aspect, radiator, wardrobes

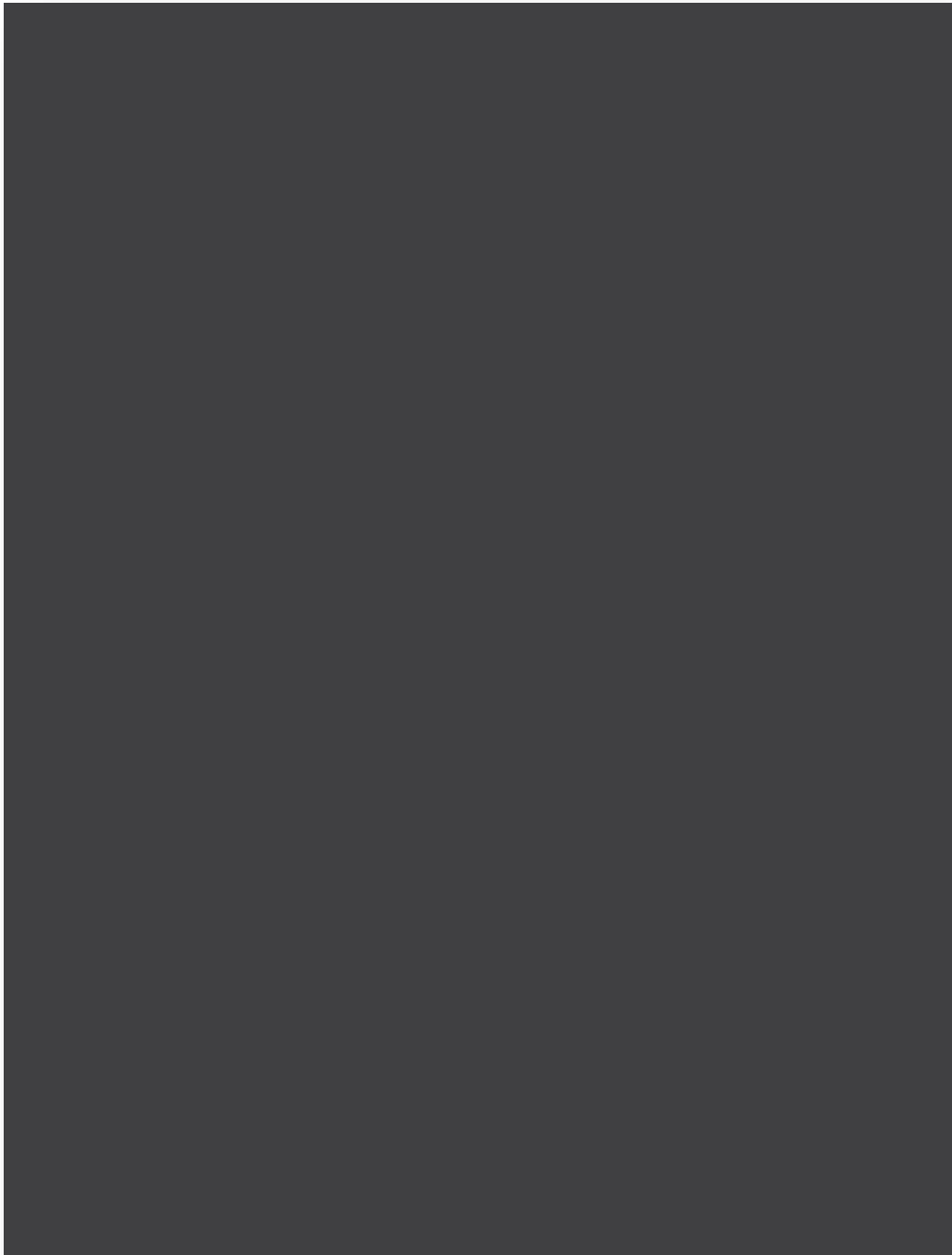
First Floor Bathroom

Three piece suite comprising; Bath with shower over, double vanity unit, heated towel rail, obscure double glazed window to rear aspect

Driveway

Paved driveway with dropped kerb

Rear Gardens



welcome to
Sycamore Road,
Llanharry Pontyclun

- Spacious House In The Heart Of Llanharry
- Two Open Plan Reception Areas With Woodburning Stove
- Stylish Kitchen/Diner Inclusive Of Some Appliances
- First Floor Bathroom And Additional Ground Floor W/C
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: C

offers in the region of
£265,000



view this property online allenandharris.co.uk/Property/TBG109315



Property Ref:
TBG109315 - 0003

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