



Ash Walk, Talbot Green Pontyclun CF72 8RE

welcome to

Ash Walk, Talbot Green Pontyclun

Ash Walk is set in a coveted location, you will enjoy convenient access to a wealth of local shops, open green spaces and transport links including A473 and M4.

Entrance Hallway

Enter in hallway, opening to kitchen, door to lounge.
Cupboard housing recently installed combi boiler

Kitchen

6' 8" x 7' 3" (2.03m x 2.21m)
Window to front, Fitted with matching wall and base units with worktop over, sink with drainer , space for appliances

Lounge

12' 2" x 7' (3.71m x 2.13m)
Doors opening onto the conservatory , UPVC window to side. Spiral staircase.

Conservatory

Windows and doors opening onto the garden

First Floor Landing

Doors to all rooms

Bedroom One

12' 2" x 8' 1" (3.71m x 2.46m)
Window to rear

Bedroom Two

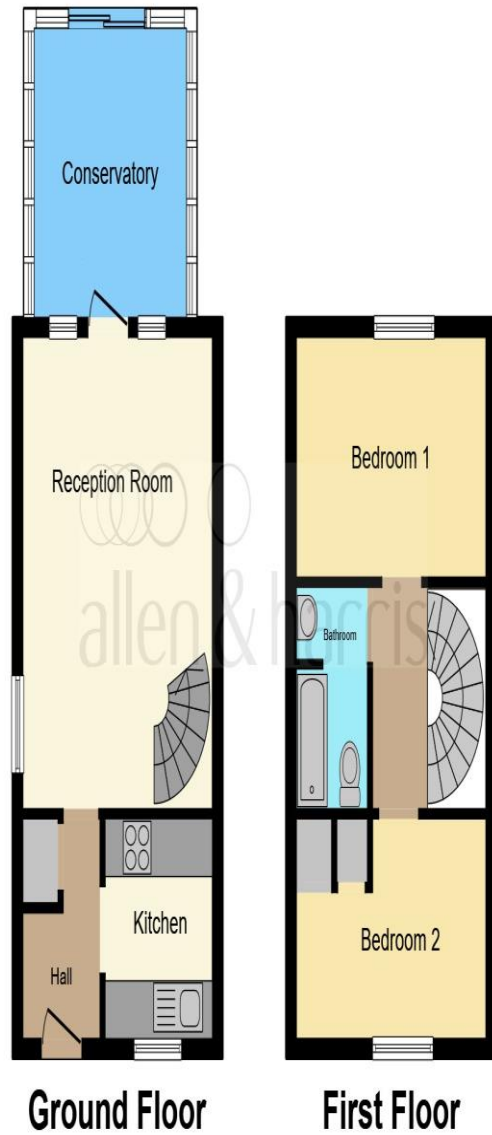
12' 2" x 7' 4" (3.71m x 2.24m)
Window to front,Two built in storage cupboards towards Llantrisant

Bathroom

Window to side. Fitted with matching three piece comprising of bath with shower over, low level wc , pedestal wash hand basin,

Rear Garden

Enclosed by Fencing



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

Ash Walk,

Talbot Green Pontyclun

- Newly Installed UPVC Double Glazing Throughout
- Newly Installed Combi Boiler
- No Chain
- Located within the Heart of Talbot Green
- Walking Distance to Retail Park

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£169,950



view this property online allenandharris.co.uk/Property/TBG110340



Property Ref:
TBG110340 - 0003

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk