



Fitzwilliam Close, Cross Inn Pontyclun CF72 8BN

welcome to Fitzwilliam Close, Cross Inn Pontyclun

- Semi-Detached House With No Onward Chain
- Reception Room With Fitted Storage Cupboard
- Open Plan Kitchen/Diner Inclusive Of Some Appliances
- Three Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£219,950

PUBLIC NOTICE Allen and Harris are now in receipt of an offer for the sum of 205,000 for 7 Fitzwilliam Close CF72 8BN



Entrance Hall

Reception Room

14' 8" widest x 11' 1" widest (4.47m widest x 3.38m widest)

Kitchen/Diner

14' 6" widest x 8' 6" widest (4.42m widest x 2.59m widest)

First Floor Landing

Bedroom One

11' 7" widest x 8' 3" widest (3.53m widest x 2.51m widest)

Bedroom Two

9' 4" widest x 8' 3" widest (2.84m widest x 2.51m widest)

Bedroom Three

8' 8" widest x 5' 11" widest (2.64m widest x 1.80m widest)

First Floor Bathroom

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110023



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:

TBG110023 - 0007

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.


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