



**King Street, Gelli Pentre CF41 7TG**

**welcome to**

## **King Street, Gelli Pentre**

With Breath-Taking Views To Rear And No Onward Chain, This Could Be Your Perfect First Time Buy Or Shrewd Investment!

### **Entrance Hall**

Via front door, under stair storage, radiator, stairs to first floor, access to reception rooms and kitchen

### **Reception Room One**

12' 4" widest x 10' widest ( 3.76m widest x 3.05m widest )  
Double glazed window to front aspect, electric fire, radiator, built in storage

### **Reception Room Two**

11' 8" widest x 9' 10" widest ( 3.56m widest x 3.00m widest )  
Double glazed window to rear aspect, radiator, electric fire

### **Kitchen**

12' 8" widest x 9' 4" widest ( 3.86m widest x 2.84m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer, oven and hob, space for appliances, double glazed window to side aspect and single glazed door to rear garden

### **Vestibule**

Between kitchen and bathroom

### **Bathroom (ground Floor)**

Three piece suite comprising; Bath, wash basin, low level w/c. Obscure window to rear aspect and radiator

### **First Floor Landing**

Double glazed window to rear aspect, doors to all rooms

### **Bedroom One**

12' 3" widest x 10' 2" widest ( 3.73m widest x 3.10m widest )  
Double glazed window to front aspect, radiator

### **Bedroom Two**

9' 5" widest x 9' 4" widest ( 2.87m widest x 2.84m widest )  
Double glazed window to rear aspect, radiator

### **Bedroom Three**

9' 2" widest x 6' 3" widest ( 2.79m widest x 1.91m widest )  
Double glazed window to front aspect, radiator, loft access

### **Rear Garden**

With exceptional views, note that there are certain areas which require immediate work including stone garden wall





**Ground Floor**

**First Floor**

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](http://www.focalagent.com)



**welcome to**  
**King Street,**  
**Gelli Pentre**

- Period Style Terrace House
- Two Reception Rooms And Separate Kitchen
- Bathroom With Three Piece Suite
- Three Bedrooms
- Rear Gardens Benefiting From Far-Reaching Views

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£99,995**



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Property Ref:  
TBG110405 - 0004

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allen & harris



**01443 237667**



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



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



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