



Llwyn Onn, Tyla Garw Pontyclun CF72 9EU

welcome to

Llwyn Onn, Tyla Garw Pontyclun

A Stunning Family Home In A Highly Sought After Location, Benefiting From An Open Plan Kitchen/Diner, Conservatory Extension And Fantastic Position Toward The End Of A Peaceful Cul-De-Sac.

Entrance Porch

Via front door and leading to reception room

Reception Room

15' 7" widest x 14' 5" widest (4.75m widest x 4.39m widest)

Double glazed window to front aspect, radiator, built in storage cupboard, stairs to first floor and access to kitchen/diner

Kitchen/Diner

15' 6" widest x 8' 8" widest (4.72m widest x 2.64m widest)

Wren fitted kitchen, wall and base units, work surfaces, oven and electric hob with cooker hood over, fridge/freezer, dishwasher, microwave, breakfast bar, double glazed window to rear and access to conservatory

Conservatory

11' 1" widest x 7' 3" widest (3.38m widest x 2.21m widest)

Double glazed windows to rear/side aspect, door to rear garden

First Floor Landing

Stairs from ground floor, doors to all rooms

Bedroom One

12' 4" widest x 8' 10" widest (3.76m widest x 2.69m widest)

Double glazed window to front aspect, radiator

En-Suite

Three piece suite comprising; Shower, vanity wash basin, low level w/c. Extractor fan and obscure double glazed window

Bedroom Two

8' widest x 6' 1" widest (2.44m widest x 1.85m widest)

Double glazed window to front aspect, radiator

Bedroom Three

9' 1" widest x 7' 6" widest (2.77m widest x 2.29m widest)

Double glazed window to front aspect, radiator

Bathroom

Three piece suite comprising; Bath, vanity wash basin, low level w/c. Obscure double glazed window, extractor fan, radiator

Front Garden/Driveway

Laid partly to lawn, driveway with dropped kerb to front

Rear Garden

Laid partly to artificial lawn, garden tiles, side access



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



welcome to
Llwyn Onn,
Tyla Garw Pontyclun

- Viewings to commence on Saturday 28th June
- Outstanding Access To Local Amenities In Pontyclun
- Reception Room And Open Plan Kitchen/Diner
- Conservatory Extension
- Three Bedrooms

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

£260,000



view this property online allenandharris.co.uk/Property/TBG110207



Property Ref:
TBG110207 - 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