



Cowbridge Road, Brynsadler Pontyclun CF72 9BT

welcome to

Cowbridge Road, Brynsadler Pontyclun

We're excited to offer for sale this one-of-a-kind detached house near the centre of Pontyclun. With An Envious Plot Including Substantial Lawned Gardens, Period Style Character And A Stunning Open Plan Kitchen/Diner, Your Perfect Family Home Awaits!

Entrance Porch

Via front door, double glazed windows to side aspect, tiled flooring, leading to reception room one

Reception Room One

14' 3" widest x 13' widest (4.34m widest x 3.96m widest)
Double glazed window to front aspect, woodburning stove, radiator, stairs to first floor, opening to reception room two and access to kitchen/diner

Reception Room Two

12' 11" widest x 9' widest (3.94m widest x 2.74m widest)
Double glazed window to front aspect, radiator, opening to reception room one

Kitchen/Diner

18' 6" widest x 13' widest (5.64m widest x 3.96m widest)
Range of wall and base units, work surfaces, oven and gas hob with cooker hood over, gas boiler, doors to garden, access to study and cloakroom

Study

9' 2" widest x 8' 5" widest (2.79m widest x 2.57m widest)
Double glazed window to rear aspect, radiator

Cloakroom - W/C

Comprising low level w/c, wash basin, obscure double glazed window

First Floor Landing

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

Bedroom One

13' widest x 10' 11" widest (3.96m widest x 3.33m widest)
Double glazed window to front aspect, radiator, built in storage

Bedroom Two

13' 1" widest x 9' 5" widest (3.99m widest x 2.87m widest)
Double glazed window to front aspect, built in storage

Bedroom Three

13' widest x 9' widest (3.96m widest x 2.74m widest)
Double glazed window to rear aspect, radiator

Bedroom Four

13' widest x 11' 4" widest (3.96m widest x 3.45m widest)
Double glazed window to rear aspect, radiator, built in storage

Bathroom

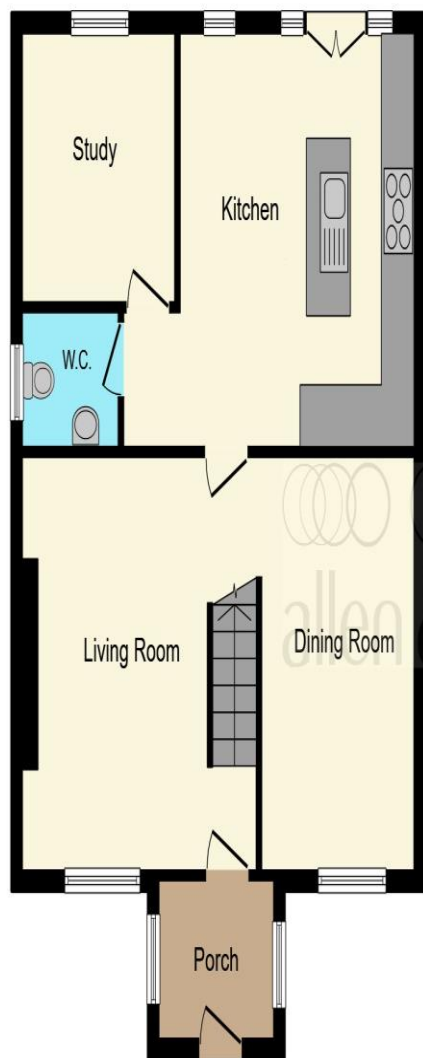
Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Heated towel rail and double glazed window to rear aspect

Front Gardens

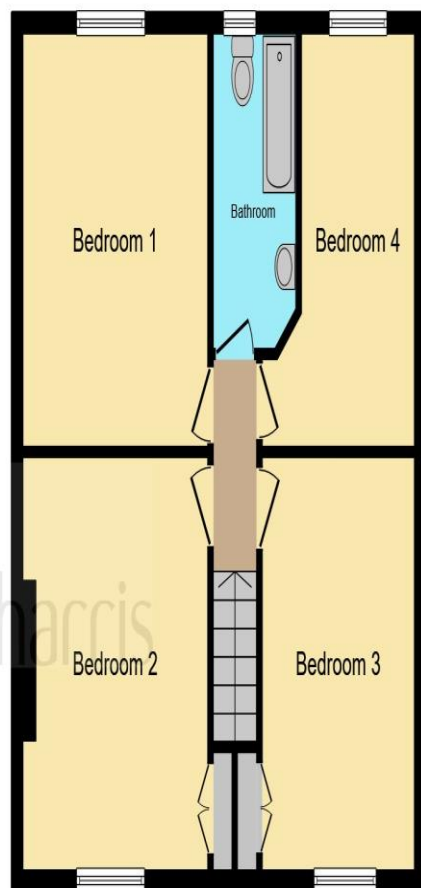
Laid mainly to lawn, steps to porch, side access

Rear Gardens

Laid mainly to lawn with mature trees and shrubbery



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

Cowbridge Road,

Brynsadler Pontyclun

- A Stunning Detached House
- Peerless Plot, Including Substantial Rear Gardens Laid Mainly To Lawn
- Two Reception Rooms And Ground Floor Study
- Breath-Taking Open Plan Kitchen/Diner
- Four Well-Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



view this property online allenandharris.co.uk/Property/TBG110395



Property Ref:
TBG110395 - 0004

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.

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