



Duffryn Crescent, Llanharan Pontyclun CF72 9RR

welcome to

Duffryn Crescent, Llanharan Pontyclun

Duffryn Crescent offers excellent transport links to the surrounding areas. Allen and Harris are pleased to present to the market this three bedroom semi detached home. Additionally, it provides easy access to Talbot Green and Bridgend, with convenient road connections to the M4.

Entrance Hallway

Lounge

13' 7" x 11' 1" (4.14m x 3.38m)

Kitchen

12' 4" x 10' 4" (3.76m x 3.15m)

Utility Room

Wc

Conservatory

11' 4" x 8' 5" (3.45m x 2.57m)

First Floor Landing

Bedroom One

11' 4" x 8' 8" (3.45m x 2.64m)

Bedroom Two

10' 4" x 9' 5" (3.15m x 2.87m)

Bedroom Three

10' 4" x 6' 5" (3.15m x 1.96m)

Shower Room



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
Duffryn Crescent,
Llanharan Pontyclun

- Walking distance to English/Welsh Primary School
- Popular Village of Bryncae
- Catchments for both English and Welsh Comprehensive Schools
- Walking distance to local park
- Accessible to Llanharan Train Station

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

offers in excess of
£200,000



view this property online allenandharris.co.uk/Property/TBG110028



Property Ref:
TBG110028 - 0005

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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