



Gwern Heulog, Tonyrefail Porth CF39 8BJ

 allen & harris

welcome to

Gwern Heulog, Tonyrefail Porth

We're excited to offer for sale this one-of-a-kind detached house, set in a prime location within this desirable modern development. This Could Be Your Dream Family Home! With Unrivalled Accommodation Over Three Floors, Exceptional Views And Tasteful Presentation Throughout,

Entrance Hall

Via front door, stairs to first floor, access to reception room, cloakroom and kitchen/diner

Cloakroom - W/C

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

Reception Room

17' 3" widest x 14' 8" widest (5.26m widest x 4.47m widest)
Double glazed window to front aspect, radiator, electric fire, access to kitchen/diner

Kitchen/Diner

18' 7" widest x 13' 6" widest (5.66m widest x 4.11m widest)
Range of wall and base units, work surfaces, breakfast bar, built in oven, grill and hob with cooker hood over, integrated fridge/freezer, integrated dishwasher, space for dining table, access to conservatory and utility room, double glazed window to rear aspect

Utility Room

Range of wall and base units, stainless steel sink and drainer with mixer tap, gas boiler, double glazed window to side aspect and double glazed door to rear garden

Conservatory

12' 9" widest x 10' 9" widest (3.89m widest x 3.28m widest)
Double glazed windows to rear and side aspect, radiator, double glazed door to rear gardens

First Floor Landing

Double glazed window to side aspect, built in storage, doors to all rooms and stairs to second

floor

Bedroom Two

15' 5" widest x 12' 6" widest (4.70m widest x 3.81m widest)
Double glazed window to front aspect, radiator, access to en-suite

En-Suite

Three piece suite comprising; Shower, wash basin, low level w/c. Obscure double glazed window to side aspect and radiator

Bedroom Three

11' 6" widest x 9' 10" widest (3.51m widest x 3.00m widest)
Double glazed window to rear aspect, radiator

Bedroom Four

12' 3" widest x 9' 5" widest (3.73m widest x 2.87m widest)
Double glazed window to front aspect, radiator, built in storage cupboard

Shower Room

Three piece suite comprising; Shower, wash basin, low level w/c. Obscure double glazed window to rear aspect, electric shaver point, extractor fan, heated towel rail

Bedroom One (second Floor)

24' widest, some restricted h/h x 14' 11" widest, some restricted h/h (7.32m widest, some restricted h/h x 4.55m widest, some restricted h/h)
Double glazed windows to front, rear and side aspect, excellent views, radiator, access to en-suite

En-Suite (second Floor)

Three piece suite comprising; Shower, wash basin, low level w/c. Heated towel rail and extractor fan

Garage

19' 6" widest x 9' 11" widest (5.94m widest x 3.02m widest)
Via up and over door, mains power

Driveway

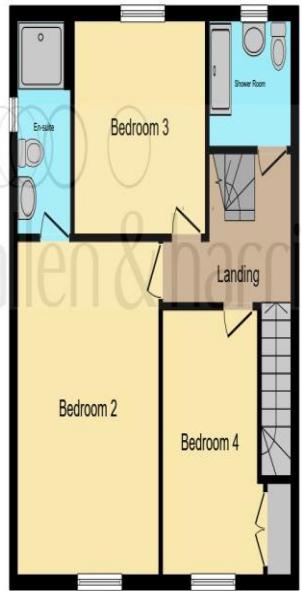
With dropped kerb to front

Rear Gardens

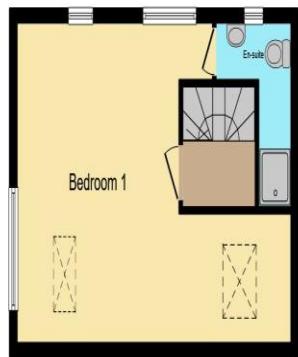
Laid partly to lawn, an array of mature trees, plants and shrubbery, greenhouse, decked seating area, boundary fences



Ground Floor



First Floor



Second 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

Gwern Heulog, Tonyrefail Porth

- A Stunning Detached House In A Coveted Modern Development
- Impressive Loft Conversion With Exceptional Views
- Spacious Front Reception Room And Rear Conservatory Extension
- Open Plan Kitchen/Diner, Separate Utility Room
- Four Double Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers in excess of

£360,000



view this property online allenandharris.co.uk/Property/TBG110459

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:
TBG110459 - 0006



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk