



Graig-Yr-Eos Duffryn Close, Tonyrefail Porth CF39 8HD

welcome to
Graig-Yr-Eos Duffryn Close,
Tonyrefail Porth

- Unique Detached House In The Heart Of Tonyrefail
- No Onward Chain
- Two Reception Rooms
- Open Plan Kitchen/Diner And Separate Utility Room
- First Floor Bathroom And Additional Ground Floor Shower Room

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

£289,995

A Highly Unique Detached House In The Heart Of Tonyrefail, With No Onward Chain, Garage And Wrap-Around Gardens! We're delighted to offer for sale this one-of-a-kind house including generous internal accommodation and outstanding location within immediate reach of local amenities.



Entrance Hall

Reception Room One

15' 8" widest x 11' 8" widest (4.78m widest x 3.56m widest)

Reception Room Two

15' 8" widest x 9' 8" widest (4.78m widest x 2.95m widest)

Kitchen/Diner

11' 8" widest x 8' 1" widest (3.56m widest x 2.46m widest)

Utility Room

Ground Floor Shower Room

First Floor Landing

Bedroom One

13' widest x 12' 7" widest (3.96m widest x 3.84m widest)

Bedroom Two

13' widest x 11' 11" widest (3.96m widest x 3.63m widest)

Bedroom Three

9' 5" widest x 8' widest (2.87m widest x 2.44m widest)

Bedroom Four

10' 3" widest x 4' 8" widest (3.12m widest x 1.42m widest)

First Floor Bathroom

Front/Side/Rear Gardens

Driveway

Garage

21' 11" x 11' (6.68m x 3.35m)

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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:
TBG110383 - 0005

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