



Cae Ffynnon, Church Village Pontypridd CF38 1UB

**welcome to
Cae Ffynnon, Church Village
Pontypridd**

- Semi-Detached House In A Coveted Location
- Spacious Reception Room And Separate Kitchen
- Conservatory Extension To Rear
- Three Bedrooms
- First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£230,000

An Impressive Semi-Detached House With Conservatory Extension And Unique Garden Office, Ideally Situated In A Cul-De-Sac Near Local Amenities!



view this property online allenandharris.co.uk/Property/TBG110739

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:

TBG110739 - 0003

Entrance Porch
Entrance Hall
Ground Floor Cloakroom - W/C
Reception Room
Kitchen
Conservatory
First Floor Landing
Bedroom One
Bedroom Two
Bedroom Three
First Floor Bathroom
Driveway
Rear Gardens
Garden Office
12' 1" x 5' 7" (3.68m x 1.70m)



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk