



Pine Court, Talbot Green Pontyclun CF72 8LA



welcome to

Pine Court, Talbot Green Pontyclun

Looking for something to put your own stamp on?

A rare opportunity to purchase this exceptionally sized four bedroom Family home set in the highly desirable Forest Hills development offered to



Entrance Hall

Enter through UPVC door into inner hallway

Hallway

Wrap around hallway with doors to all rooms , stairs to first floor , storage cupboard, wc, door to garage ,

Downstairs Wc

Low level wc, pedestal wash hand basin

Lounge/dining Room

28' x 11' (8.53m x 3.35m)

Fantastic size living space with Patio doors opening onto front garden with Boosting views looking towards the Symlog Forest, sliding doors onto conservatory, two ceiling lights, radiator, feature coal effect fire with surround, carpet and obscure doors into hallway.

Conservatory

11' 4" x 9' 7" (3.45m x 2.92m)

Glass roof conservatory with patio doors opening onto the garden , tiled flooring

Kitchen

13' x 9' 9" (3.96m x 2.97m)

Double glazed window to rear, doors to hallway and utility room fitted with matching wall and base units with worktops over, sink with one and a half bowl plus drainer, built in oven and separate hob with hidden extractor , under counter fridge and freezer, built in dishwasher , tiled flooring

Utility Room

18' x 7' 11" (5.49m x 2.41m)

Door to hallway and Upvc door and double glazed window to garden, fitted with matching wall and base units with worktop over , tiled flooring, space for dining table, tiled flooring

First Floor Landing

Doors to all rooms, loft access , airing cupboard,

Master Bedroom

11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed window to front with views, built in triple wardrobes,radiator, carpet

Bedroom Two

11' x 13' 1" (3.35m x 3.99m)

Double glazed window to rear, built in wardrobes. radiator, carpet ,

Bedroom Three

10' 1" x 7' 4" (3.07m x 2.24m)

Double glazed window to rear, radiator , carpet

Bedroom Four

10' 1" x 7' 4" (3.07m x 2.24m)

Double glazed window to front with views, radiator ,carpet

Bathroom

Fitted with a four piece suite comprising of Jacuzzi bath with shower over , low level wc, pedestal wash hand basin, bidet, double glazed window to side , radiator

Rear Garden

The rear garden has been extended to Llantrisant golf course, the first part is enclosed with patio area and gate to woodlands which extends further back ideal for someone looking for a project

Front Garden

Offroad parking for two for two cars, patio area, side access , up and over door to the garage

Garage

17' 9" x 9' 4" (5.41m x 2.84m)

Up and over door, power and electric



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- Guide Price 375,000-385,000
- Rear Garden extends to woodlands
- Walking distance to local amenities
- Garage
- Conservatory

Tenure: Freehold EPC Rating: D

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
TBG107328 - 0011

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