



Chapel Road, Llanharan PONTYCLUN CF72 9QA

welcome to

Chapel Road, Llanharan PONTYCLUN

Victorian-style property in the heart of Llanharan, is this what you have been looking for?

This property comes with so much potential to put your own twist and stamp onto it. Double garage for two cars, generous sized front and rear garden! A property that you must see!



Entrance Hall

Enter through Upvc composite front door into hallway , laid with traditional tiled flooring, textured ceiling with coving. Doors leading to the living room, kitchen diner, and the rear of the property, radiator to the side and power points. Stairs going up to the first floor.

Living Room

19' 3" x 9' 9" (5.87m x 2.97m)

Double glazed upvc french doors to the front, skimmed ceilings with coving and spot lights. Alcove shelving for storage, log burner, solid oak flooring, power points and radiator to the side.

Landing Through Room Kitchen And Diner

10' 7" x 10' (3.23m x 3.05m)

Double glazed window to the rear, freshly skimmed wall and ceiling with coving. Fitted kitchen with a range of wall and base units with oak effect worktop over, ceramic farm house style sink with mixer taps over. Integrated dishwasher and fridge freezer, multi function over and grill, Five ring gas hob with extractor hood over. Laid with tiled flooring.

Leading onto the diner/sitting room: Double glazed bay window to the front, skimmed ceiling with coving. log burner feature, solid oak flooring, radiator to the side and powerpoints.

Lean To Extension To The Rear

The lean to compromises of a storage room, cloakroom and the utility and entrance to the rear garden.

Bedroom One

Double glazed sash windows to front, paper ceilings with coving, radiator, built in wardrobes, and storage cupboard which houses the combi boiler, striped exposed floor boards and power points

Bedroom Two

Double glazed sash window to the front, stripped exposed floor boards, radiator, triple fitted

wardrobes, power points.

Bedroom Three

Double glazed tilt turn windows, coved ceilings, stripped exposed floor boards, radiator and power points.

Bedroom Four/ Office

Double glazed sash window, coved ceilings, loft access, radiator, laminate flooring

Bathroom

Double glazed window to the rear, fitted with a white suite, bath with mixer taps, shower cubicle, low level WC and wash hand basin. Laid with lino flooring and radiator to the side.

Front Garden

Patioed stairs leading up to the property. Iron railing surrounding the front with a gate that leads onto the patio slabs where the front entrance to the property. Views over looking Llanharen.

Rear Garden

The garden is tiered over three floors; Laid with patio to the ground floor of the garden with access to the side of the house which leads to the front and an outhouse. Steps leading to the first floor which is laid with a grass verge and decked sitting area which is hand built and a bar area. to the top level is a grass verge which is also enclosed.

Double Garage

electric roller shutters, space for two cars, powerpoints and great for storage.



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Chapel Road, Llanharan PONTYCLUN

- VICTORIAN STYLE PROPERTY
- DOUBLE GARAGE
- LOG BURNERS
- TWO RECEPTION ROOMS
- VIEWS OVER LOOKING LLANHAREN

Tenure: Freehold EPC Rating: E

£259,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
TBG107761 - 0007

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