



**Rhodfa Bryn Rhydd, Talbot Green Pontyclun CF72 9FD**

**welcome to**

**Rhodfa Bryn Rhydd, Talbot Green Pontyclun**

The property is within close proximity of the M4. Ideal first purchase. Allen and Harris are proud to present this ideal starter home in the Lanelay Hall development in Talbot Green. The property is a two bedroom end terrace, and would be an ideal first home for those looking to step on the ladder.



Allen and Harris are pleased to present this ideal starter home in the Lanelay Hall development Talbot Green. Situated within close proximity of Retail parks and access to the M4 this location is ideal for those who are still committed to the daily commute. The property comprises of entrance hallway, storage cupboards, kitchen, lounge, bathroom on the ground floor. To the first floor there are two bedrooms and a bathroom. To the rear of the property there is a garden laid to artificial lawn with side access. Viewing is by appointment by calling 01443 237667.

### **Entrance**

### **Kitchen**

8' 8" narrowing to x 6' 3" ( 2.64m narrowing to x 1.91m )

### **Downstairs Wc**

### **Lounge**

15' 3" x 12' 10" ( 4.65m x 3.91m )

### **Bedroom One**

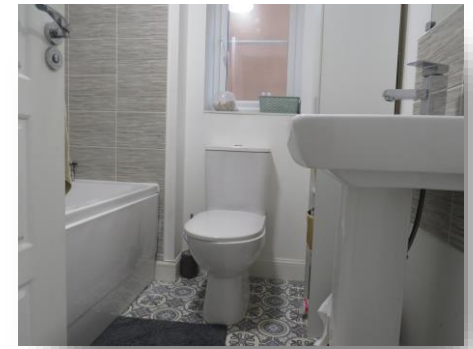
12' 9" x 9' 3" ( 3.89m x 2.82m )

### **Bedroom Two**

12' 10" x 8' 5" ( 3.91m x 2.57m )

### **Bathroom**

### **Entrance**



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welcome to

## Rhodfa Bryn Rhydd, Talbot Green Pontyclun

- Ideal first purchase
- Two bedrooms
- Close proximity of M4
- Side access
- Move straight in

Tenure: Freehold EPC Rating: B

# £210,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
TBG108212 - 0006

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allen & harris



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