

A row of three-story stone houses with yellow brick accents. The houses have arched doorways and bay windows. A purple overlay on the left contains the 'hrt' logo and contact information. The sky is blue with some clouds.

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9 Castan Road

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Guide Price £269,950

A three bedroom, bay fronted, mid terraced family home, situated in a sought-after position in the centre of Pontyclun Village.

Traditional bay fronted, mid terraced property

Sought-after and convenient location in the centre of Pontyclun village

Walking distance to primary school, train station and shopping facilities

Open plan lounge/dining room

Modern Magnet fitted kitchen

Westerly facing enclosed rear garden

Three bedrooms and family bathroom to 1st floor

Potential for attic conversion, as some neighbouring properties have done so

Viewings highly recommended



Situated in the centre of Pontyclun Village, lies this bay fronted, mid terraced, three bedroom family home. It sits within walking distance of all local amenities and services, including Primary School and train station.

The property, which has undergone significant improvements by the current owners, offers stylishly presented living accommodation briefly comprises: an ENTRANCE HALLWAY with stairs to first floor, with useful under stairs storage space below. The open plan LOUNGE/DINING, (11'2" widening to 12'4" x 13'9" max into bay window). DINING AREA, (10'2" x 12') large bay window to front plus a glazed door, giving access into the conservatory. Within the lounge is a feature fire, plus wall mounted shelving with under shelf lighting in

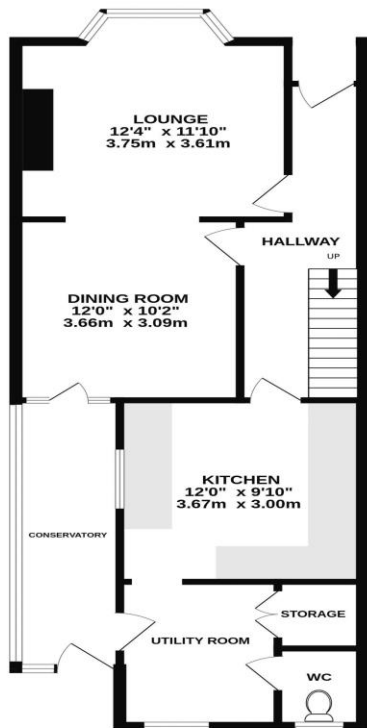
recesses. The KITCHEN, (9'10" x 12'1" max) offers a modern range of 'Magnet' fitted base, larder and wall mounted units with butchers block affect work surfaces, space and plumbing for Range Cooker plus fridge/freezer. Window to side into conservatory, Ceramic tiled flooring which continues via an open doorway into the UTILITY ROOM, (7'9" x 6'6") Space and plumbing for white goods, plus a modern wall mounted 'Ideal' gas-fired combination boiler. Double doors into shelved storage cupboards, and door into ground floor CLOAKROOM, housing a white 2 piece suite. Door from the utility room gives access into the CONSERVATORY (4'8" x 17'10") which has glazed windows to side plus

window and glazed door to rear with a polycarbonate roof.

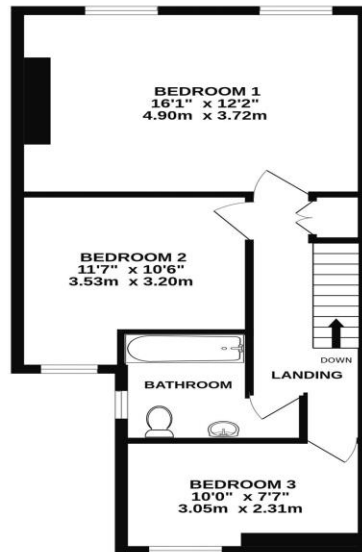
The first floor LANDING with loft inspection point plus built-in storage cupboard gives access to the bedrooms. BEDROOM ONE, (12'4" x 16'1") is a large double bedroom with two windows to front aspect. BEDROOM TWO, (10'6" x 11'10" max) is a double bedroom with window to rear. BEDROOM 3, (7'7" x 10') is a single bedroom also with window to rear overlooking the garden. The upgraded FAMILY BATHROOM, (5'6" widening to 7' x 7' max) offers a white three-piece suite which includes a panel bath, shower with fitted handset, low-level WC with hidden cistern, and wash hand basin set on a vanity unit with storage to side and below and Amtica Spacia flooring.

Outside the front of the property is a small enclosed forecourt garden. To the rear is an enclosed garden which enjoys the sun throughout the afternoon and evening. It is extensively lawned with paved pathway and patio area.

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Junction 34 of the M4, travel north signposted Llantrisant. At the first set of traffic lights turn left. Proceed over four roundabouts. At the T junction turn left and proceed into Pontyclun Village Centre. After crossing the railway bridge, take the left onto Cerdin Avenue and first right onto Castan Road where No.9 will be found on the right indicated by our for sale board.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band D
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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