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3 Heol Y Nant
Llanilid, Pontyclun, CF72
4AB

3 Heol Y Nant

Asking price **£295,000**

Modern, three bedroom detached family home situated in the small village of Llanilid, close to the M4 and various local amenities including train station.

Hallway, lounge,
kitchen/diner and utility
room

Landing, Master bedroom
with en-suite, two further
double bedrooms and
family bathroom

Driveway and Detached
Garage

South Facing Lawn Garden

Walking Distance to Local
Shops

Close proximity to M4 and
Train Station

Cardiff 22 miles Bridgend
7 miles Cowbridge 8 miles





A wonderful three-bedroom detached property, situated in the small village of Llanilid, close to the M4 and various local amenities including train station. This Persimmon built home is new to the market since being built in 2020.

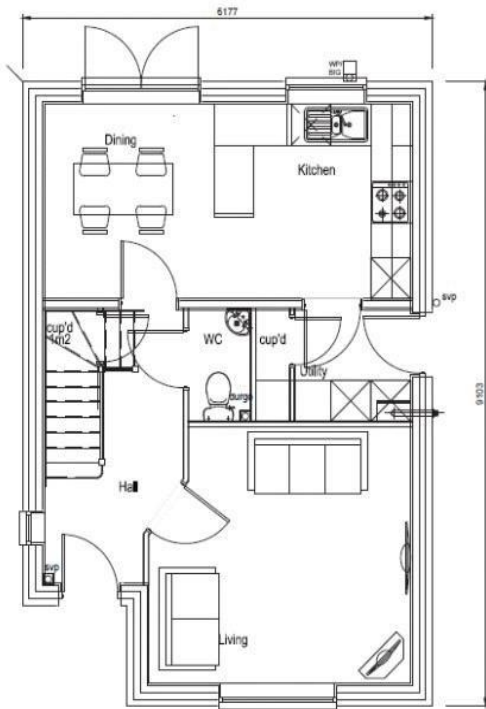
The property offers considerable living accommodation, with admirable local schools, shops and train station. Also, a short drive to Talbot Green, boasts an array of shopping outlets, supermarkets and restaurants. The property HALLWAY is entered via a composite door with cushion flooring leading to W/C with modern hand

wash basin and low-level W/C. The hallway continues to an under-stair storage cupboard which houses the sprinkler system. MAIN LOUNGE is carpeted and has pleasing views to the front. Further along the hallway leads into a spacious KITCHEN/DINER with ample space for a dining table and chairs with French doors giving access to a lawned South facing garden. The KITCHEN consists of base and wall mounted modern cupboards, doors with contemporary metal handles. The kitchen also offers an integrated dishwasher, oven, grill, induction hob and space for fridge/freezer. The UTILITY ROOM has space for washing machine and tumble dryer. An 'Ideal Logic' boiler is found within

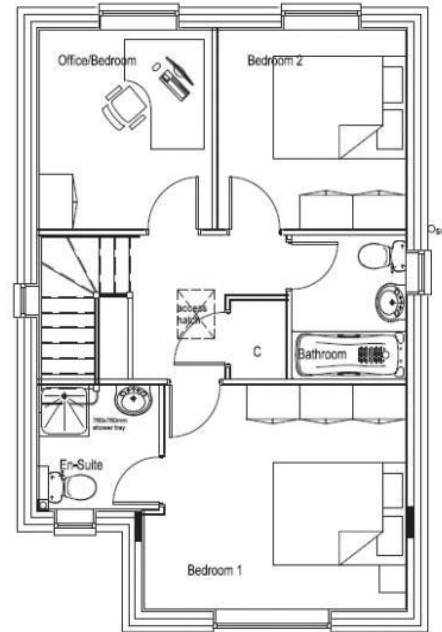
the utility room and a further storage cupboard. There is also access to the side of the property via a frosted, part glazed door.

Leading upstairs via a carpeted floor the LANDING offers a respectable space with access to the loft and airing cupboard. The MASTER BEDROOM has a lovely front aspect over the green belt but also boasts a comprehensive integral wardrobe. The EN-SUITE has a low level WC, modern wash hand basin and single shower. BEDROOM TWO is a substantial second bedroom with pleasing views of the rear garden. Double BEDROOM THREE is currently being used as a home office. MAIN BATHROOM offers a modern style with bath with shower over, low level WC and modern wash hand basin.

To the rear of the home is the garden, which is lawned and offers ample potential for a patio area. The GARAGE offers great storage which is accessed via a white up and over door. To the front of the property, small steps lead to the driveway and a small lawned area.



Ground Floor Plan



First Floor Plan





Directions

From Junction 35 of the M4, travel north signposted Pencoed. Proceed over the next two roundabouts. At the third roundabout take the third exit. At the next roundabout take the first exit into Llanilid. At the next roundabout take the first exit and proceed into the development, drop down the hill taking a right-hand turning into Heol y Nant where No 3 will be found on the right hand side.

Tenure

Freehold

Services

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

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

