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herbert r thomas

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8 Forest Hills Drive

Talbot Green

Pontyclun

CF72 8JB

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Asking price **£370,000**

A well-proportioned three bedroom link detached family home occupying a sizeable corner plot with approved planning permission to modernise and extend. Very well connected to the amenities of Talbot Green, Llantrisant, Pontyclun and M4 corridor, respectively.

Positioned favourably in a well-regarded, established residential development

Accommodation is set over two floors

Ground floor - hall, kitchen/breakfast room, living/dining room, shower room, linked garage

First Floor, 3 double bedrooms and family bathroom

Extensive front driveway and hedge lined lawn

Landscaped, enclosed, rear garden

A short distance from Talbot Green village, Pontyclun and the M4 corridor

Partial forestry views to the Smilog

Approved planning permission for a two storey side extension creating two further reception rooms, utility room, bedroom, two en-suites and two walk-in wardrobes

Planning Application no. 21/1230/10





Part glazed UPVC front door opening to welcoming ENTRANCE HALL, with tiled floor leading to carpet, fitted ceiling lights and straight stairs rising to the first floor. The accommodation continues to the front with sociable KITCHEN/BREAKFAST ROOM. An 'L' shaped run of shaker style units, wooden style countertop over, tiles splashback and a large window overlooking the front garden. Appliance to remain include an electric oven and grill and hob over.

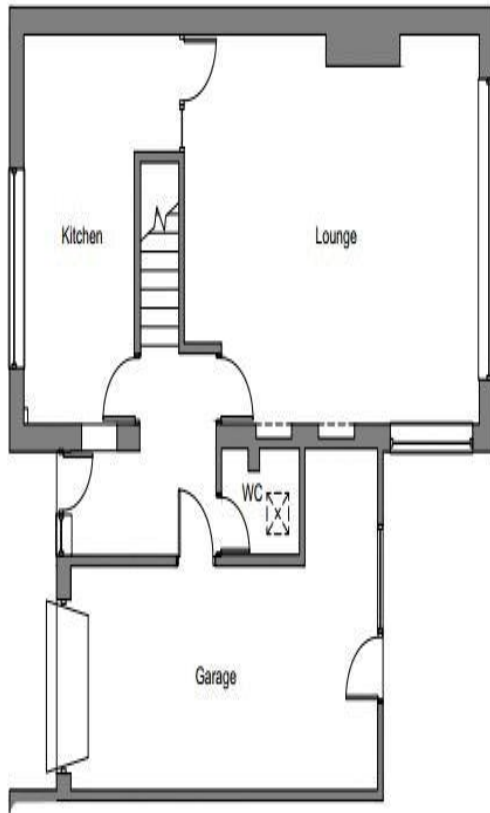
A door connects into the sizeable, dual aspect rear LIVING/DINING ROOM with wooden block flooring and

carpet laid, two sets of ceiling lights with a feature electric fireplace. Large windows to the rear and side draw you out to the garden. A fully tiled ground floor SHOWER ROOM/WC, comprises a mains fed shower enclosure, wall hung basin, chrome heated towel rail and modern wc.

A carpeted first floor LANDING with high level window draws plenty of natural light in with access to three double bedrooms, family bathroom and attic. BEDROOM 1 is a large double in size with fitted double wardrobe, central ceiling light and

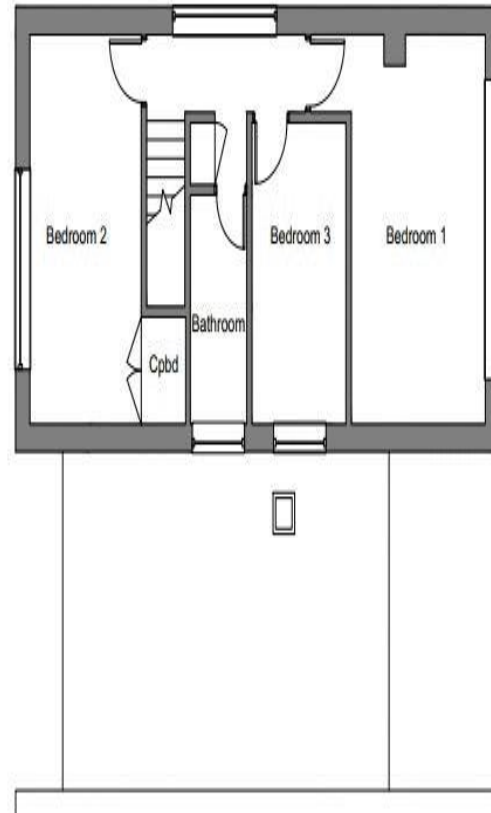
window to the front elevation with partial forestry views. BEDROOM 2 lies to the rear of the property and is a well balanced double in size. BEDROOM 3 is a compact double with fitted carpet and window to the side elevation. FAMILY BATHROOM with timber tyle flooring and tiled accents, comprising a 3 piece suite with a wc, panelled bath with frosted window over and pedestal hand basin with hot and cold taps and chrome heated towel rail opposite.

A large paved driveway provides parking for numerous vehicles with easy and leads to the integral garage with a well manicured hedge lined lawn run alongside. The INTEGRAL DOUBLE GARAGE is a tandem double with power and lighting fitted. An up and over door link to the driveway with and internal side door to entrance hall and rear door to garden. The rear garden is predominantly laid to lawn with established green hedging to boundaries. In addition a paved seating area can be enjoyed.



Existing Ground Floor Plan

1:100



Existing First Floor Plan

1:100





Directions

From J34 of the M4, travel in North along the dual carriageway, signposted Llantrisant, proceed through two sets of traffic lights. At the roundabout take the first turning left, proceed over the next roundabout and through the traffic lights. At the next roundabout take the right hand turning signposted Talbot Green, take the second left into Forest Hills Drive where No.8 will be on your right hand side after a short distance.

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

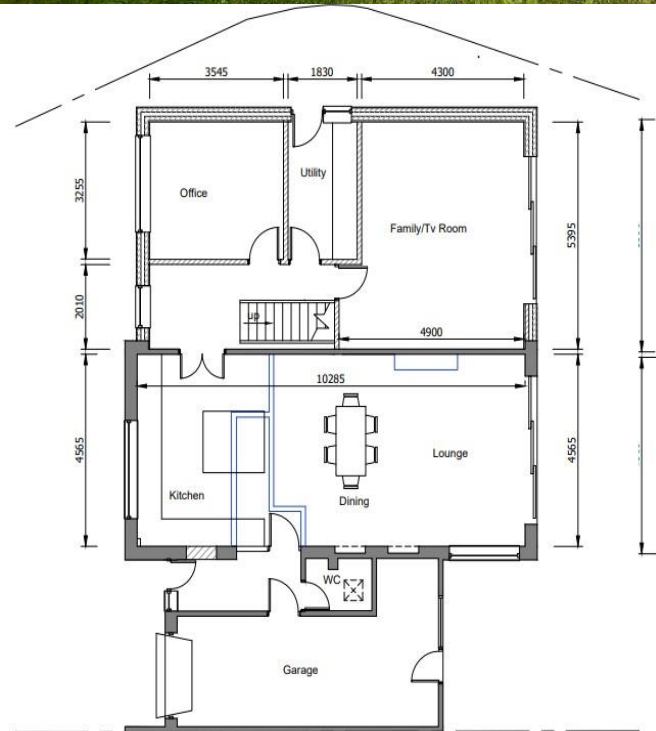
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.



Proposed Front Elevation
1:100

Proposed Rear Elevation
1:100



Proposed Ground Floor Plan
1:100



Proposed First Floor Plan

