



23, Lantern Close
Pontyclun, CF72 9ZB

Watts
& Morgan



23, Lantern Close

Llanharan, Pontyclun CF72 9ZB

£375,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

New to the market. A well proportioned 4 bedroom detached property situated in a popular modern development in Llanharan. Located with great access to local amenities, shops and schools. Close proximity to Bridgend Town Centre, Cardiff City Centre and Junction 35 of the M4 Motorway. Accommodation comprises; entrance hall, lounge/dining room, sitting room, kitchen/breakfast room and WC. First floor; main bedroom with en-suite shower room, 3 further good sized bedrooms and a family bathroom. Externally enjoying a private driveway, single garage and a low maintenance rear garden backing onto woodland behind. EPC Rating; 'C'

Directions

* Bridgend - 9.0 Miles * Cardiff - 19.0 Miles * M4 J35 - 3.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

Accessed via a solid wood door leading into the entrance hallway with carpeted flooring and storage under the stairs.

The spacious lounge/dining room benefits from carpeted flooring, windows overlooking the front, a central feature fireplace and patio doors opening out onto the rear garden. There is ample space for both freestanding lounge and dining furniture.

The sitting room is a versatile second reception room with carpeted flooring and windows to the front. A door leads into the kitchen/breakfast room.

The kitchen has been fitted with a range of coordinating wall and base units and complementary work surfaces over with tiled splash-backs, tiled flooring and windows overlooking the rear. A partly glazed door leads out to the side driveway. Appliances to remain; eye-level oven and grill, 4-ring gas hob with extractor fan and space is provided for a freestanding fridge/freezer and washing machine. Also benefitting from under-cupboard spotlighting.

The ground floor cloakroom is fitted with a 2-piece suite comprising of a WC and a wash hand basin with tiled flooring, partly tiled walls and a window to the rear.

The first floor landing offers carpeted flooring and access to the loft hatch. There is a built in airing cupboard and all doors lead off.

Bedroom one is a great sized double bedroom with carpeted flooring and windows to the front. Leading into an en-suite shower room which has been fitted with a 3-piece suite comprising of a shower enclosure with panelled walls, WC and a wash hand basin. With tiled flooring, part tiled splash-backs and a window to the front. Bedroom two is a second generous double bedroom with carpeted flooring and windows to the front. The third double bedroom benefits from carpeted flooring and a window to the rear. The fourth bedroom offers carpeted flooring and windows to the rear.

The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath, WC and a wash hand basin. With tiled flooring, partly tiled walls and a window to the rear.

GARDENS AND GROUNDS

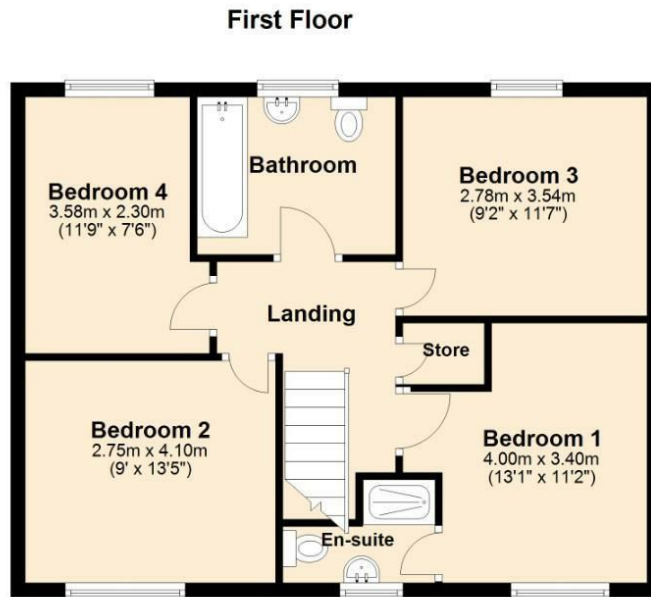
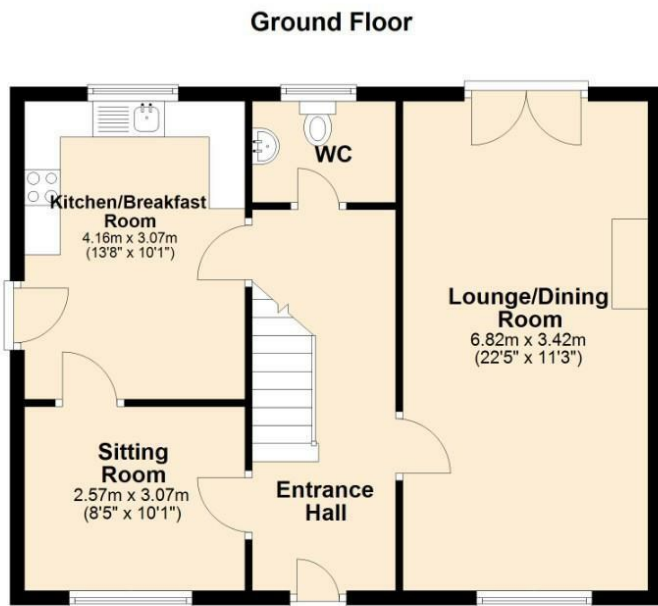
Approached off Lantern Close, no. 23 benefits from a driveway to the side leading to the single garage with power supply.

To the rear of the property is a generous enclosed garden with a spacious patio area ideal for outdoor furniture. The remainder is laid with stone chippings and lawn, there is an outdoor storage shed and a gate provides access around to the drive. The garden benefits from a private aspect backing onto woodland behind.

ADDITIONAL INFORMATION

Freehold. All mains connected. EPC Rating "C" Council Tax band "E"



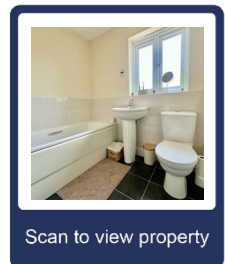


Total area: approx. 116.0 sq. metres (1248.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		76	85
England & Wales		EU Directive 2002/91/EC	



Scan to view property



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**