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Meadow Close, Llanharan, Pontyclun,  
Rhondda Cynon Taff. CF72 9QW

Offers Over  
£250,000

 PAYTON  
JEWELL  
CAINES

## Meadow Close, Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9QW

Well presented two bedroom semi detached DORMER BUNGALOW comprising kitchen, open plan lounge/ diner, family bathroom and separate w.c. landscaped garden, detached single GARAGE and off road parking. Viewing highly recommended.

### Offers Over £250,000 - Freehold

- Generous two bedroom semi detached dormer bungalow
- Good size corner plot
- Superb elevated views
- Two large double bedrooms
- Open plan living / dining
- Detached single garage with off road parking
- EPC - D / Council tax - C



## DESCRIPTION

Introducing this generous two double bedroom semi detached dormer bungalow situated on a good size corner plot with superb elevated views and benefiting from an open plan lounge/diner, landscaped garden, detached single garage and off road parking. Llanharan has a local primary school, post office, coffee shops, cafe's and also benefits from quick links to Pencoed, Bridgend and the M4 corridor. Internal viewing highly recommended.

### Key Features

FREEHOLD

Generous corner plot

Open plan L-shaped lounge / diner

2 good sized double bedrooms

Single garage with driveway parking

## ACCESS

Via part glazed stable featured composite door into the kitchen.

## KITCHEN (9' 6" x 9' 10") or (2.90m x 3.0m)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the rear garden with a fitted venetian blind and PVCu double glazed windows overlooking the side of the property. Finished with central spot lights, emulsioned walls and ceramic tiled flooring. A range of low level and wall mounted kitchen units in high gloss graphite grey with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset sink with mixer tap and drainer, plumbing for automatic washing machine and space for tumble or dishwasher, space for cooker and high level fridge/freezer.

## FAMILY BATHROOM

PVCu frosted glazed window to the side with a fitted venetian blind and finished with central light fitting, full height ceramic tiles to the wall and vinyl flooring. Three piece suite in white comprising w.c. wall mounted wash hand basin and bath with chrome mixer tap and over bath shower attachment. Wall mounted extractor and radiator.

## BEDROOM 2 (10' 6" x 13' 7") or (3.20m x 4.15m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with coved ceiling, central light fitting, papered walls, skirting and fitted carpet. Fitted storage cupboard.

## OPEN PLAN LOUNGE/DINER (20' 8" x 18' 3" max) or (6.30m x 5.55m max)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and PVCu double glazed sliding patio doors fitted with a vertical blind and finished with coved ceiling with matching light pendants, papered walls, skirting and laminate flooring. Feature fireplace which is an electric fire with marble hearth and cream mantle. Two radiators one with radiator cover to remain, ample space for dining table and living room furniture.

## LANDING

Via stairs with fitted carpet and wooden balustrade. Fitted storage cupboard.



## BEDROOM 1 (17' 1" x 11' 6") or (5.20m x 3.50m)

Overlooking the front via two PVCu double glazed windows both with fitted day/night roller blinds and finished with a coved ceiling, papered walls, skirting and fitted carpet.

## W.C.

PVCu frosted glazed tilt n turn window to the side with fitted perfect fit venetian blind, mansard ceiling, emulsioned walls, skirting and wood effect laminate flooring. Two piece suite in white comprising w.c. and wash hand basin with chrome mixer tap. Wall mounted heated chrome towel rail.

## OUTSIDE

Elevated patio area to the rear with steps leading down to lawn with mature trees and shrubs and water feature. Large side garden all enclosed with closed board fence and block work walling.


Detached single garage to the rear with traditional up and over door with power and light.

Enclosed rear garden laid to lawn with mature perimeter trees and shrubs and a patio area with pathway leading to the off road parking in front of the garage.

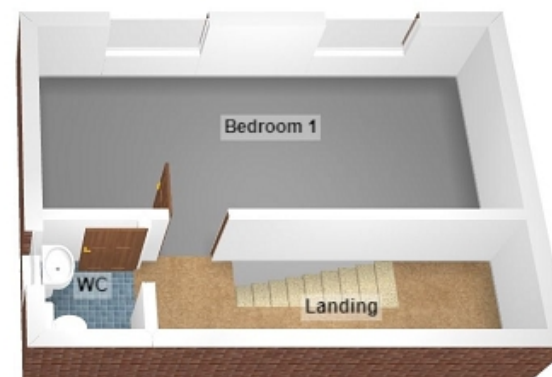


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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