



13 Stryd Silurian
Llanharry, Pontyclun, CF72 9GB





13 Stryd Silurian

Llanharry, Pontyclun,
Rhondda Cynon Taff, CF72 9GB

£169,950 Freehold

2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

A modern, semi-detached home located to the edge of this popular development with scope to extend (subject to any appropriate consents). Family living/dining room running the width of the property, fitted kitchen. To the first floor are two double bedrooms and a modern bathroom suite. Driveway parking and generous garden to the rear.

EPC Rating: C72

Directions

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left at onto A4222 Aberthin Road and continue through the village of Ystradowen and on towards Pontyclun. Pass over the M4 and take the first left hand turning, signposted Llanharry. Continue along this road and take the turning, after about 1 mile, into Stryd Silurian. Follow the road to the very end to find taking the last right turning. No 13 will be to your left, close to the end of the street.

- Pontyclun 1.5 miles
 - Cardiff City Centre 12 miles
 - M4 (J34, Miskin) 4.1 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A semi-detached, modern home located to the edge of this cul-de-sac.
- * Enjoying a south facing garden to the rear, the property backs onto the M4 Motorway.
- * Entrance hallway with doors leading to living room and to kitchen with one further door opening to a store cupboard.
- * Modern fitted kitchen looks to the front of the property and includes a range of storage cupboards.
- * Fitted electric oven and gas hob are to remain; there is space/plumbing for a washing machine and also for a tall fridge freezer.
- * The family living/dining room runs the width of the rear of the property and looks over the back garden.
- * A door from the living room opens to the garden space whilst a staircase leads to the first floor bedrooms.
- * To the first floor the landing area has doors to both bedrooms and to the bathroom; one further door opens to an airing cupboard housing the gas combi boiler.
- * Both the bedrooms look over the rear garden, the larger of these two double rooms including a fitted wardrobe.
- * A modern white bathroom suite has electric shower over bath.

GARDENS AND GROUNDS

- * Located on the southern edge of this modern development
- * To the front of the property a dropdown curb leads onto a driveway parking area with room for 2 cars end to end.
- * Planning permission previously granted (now lapsed) for a detached garage. RCT Council reference 08/0429/10)
- * A path from the drive leads to the principal entrance doorway while a gated entrance opens into the rear garden.
- * To the rear of the property is an enclosed garden space, larger than one would expect for a 2 bedroom home.
- * The rear garden is enclosed by timber fencing and enjoys a southerly aspect and is mainly laid to lawn.
- * Beyond the rear boundary is an embankment that leads up to the M4.

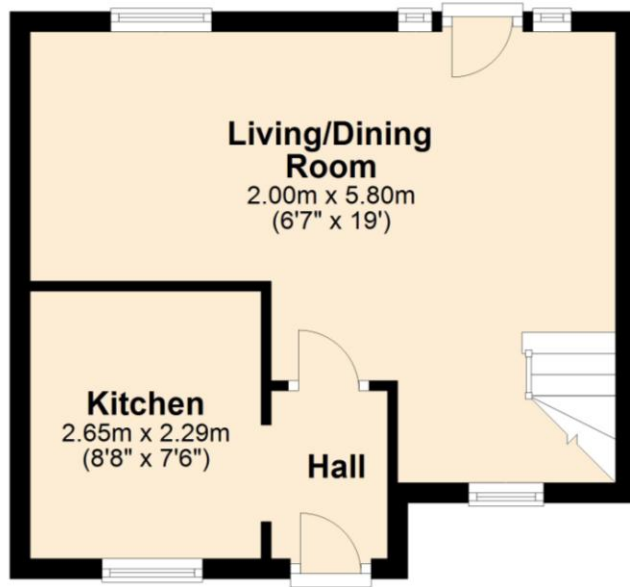
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired "combi" central heating.



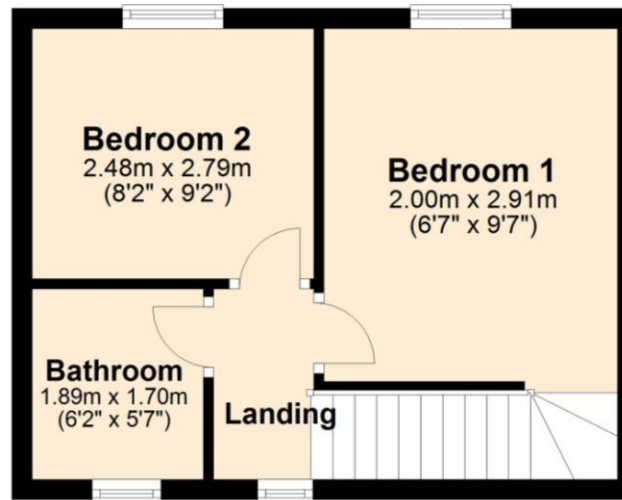
Ground Floor

Approx. 28.6 sq. metres (307.5 sq. feet)



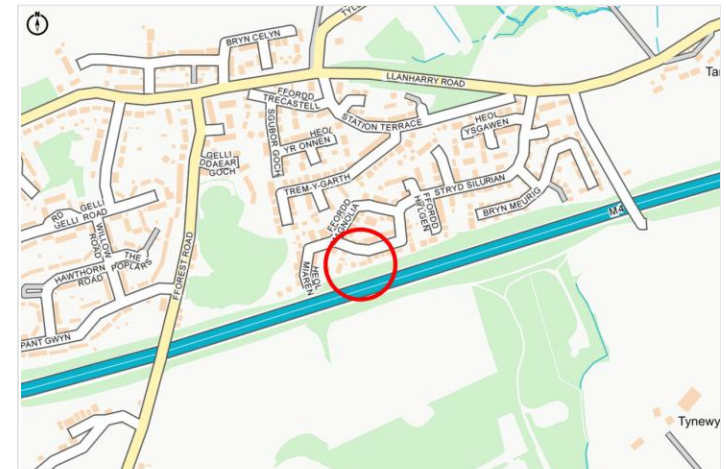
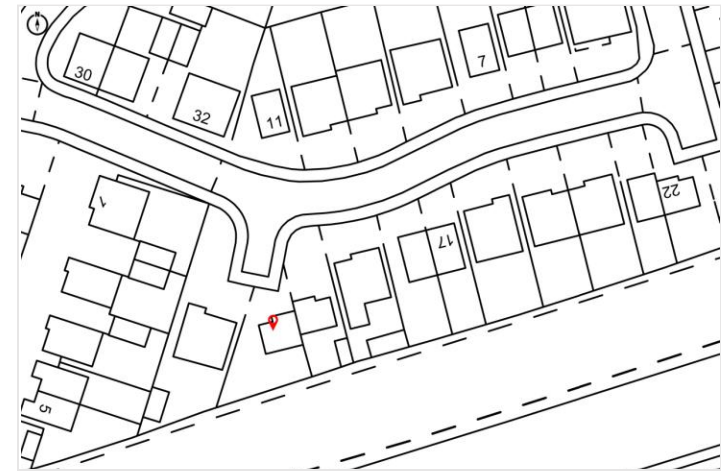
First Floor

Approx. 25.9 sq. metres (278.8 sq. feet)



Total area: approx. 54.5 sq. metres (586.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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