



3 Wyndham Street, Llanharan,  
Pontyclun, Rhondda Cynon Taff, CF72 9RY

Watts  
& Morgan







## 3 Wyndham Street, Llanharan,

Pontyclun, Rhondda Cynon Taff, CF72 9RY

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### Guide price £230,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A traditional, semi-detached home in this popular residential area, very conveniently located looking onto a village green and children's play park and within a short distance of Dolau Primary School. The extended accommodation includes large family lounge, superb kitchen/diner running the width of the rear of the property. Also ground floor WC and utility room. Three bedrooms and modern bathroom suite to the first floor. Ample driveway parking to the front; landscaped, enclosed garden to the rear with flagstone paved seating area, raised deck and timber summerhouse.

EPC rating: D65

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### Directions

Talbot Green – 3.5 miles

Cardiff City Centre – 16 miles

M4 Motorway J35 Pencoed – 3 miles

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## Summary of Accommodation

### About the property

3 Wyndham Street is a traditional, semi-detached home that has been extended in more recent years by the current owners. It is very conveniently located looking out over a 'village green' and children's play park and a short walk from Dolau Primary School. An entrance hallway features neat store cupboard and fitted, sliding shoe racks under the stairs. The staircase leads to first floor while doors open to the family lounge and to an inner hallway with cloakroom, utility room and kitchen beyond. A ceramic tiled floor to the hallway extends to the inner hallway to the cloakroom, utility room and throughout the kitchen. The family living room is a good, high ceilinged space with broad window to the front elevation and featuring a gas fire recessed within chimney breast. Double width doors lead into the kitchen/dining extension. Added to the property approximately 12 years ago, this superbly proportioned kitchen/dining space has significantly increased the size of the living accommodation. It provides a great kitchen area with units extending, in part, to form a breakfast bar with ample space remaining for a family dining table. Appliances, where fitted, are to remain and include electric hob, double oven, wine cooler, fully integrated fridge, freezer and dishwasher. A window from the kitchen area looks out over the rear garden while double doors lead from the dining area to the same. The utility room is a neat, efficient extra space with ample further storage and space/plumbing for a washing machine, dryer and low level freezer. A door from here opens to the side elevation.

To the first floor the landing area has doors leading to all three bedrooms and to the family bathroom. The two largest bedrooms are both doubles and look to the front and rear respectively with one of these including fitted wardrobes (to remain). A third single room overlooks the rear garden. All these bedrooms share use of the modern family bathroom with bath over shower.



### Additional information

Freehold. All mains services connect to property. Gas fired "combi" ceiling heating boiler (new boiler 2023).  
Council Tax: Band B.

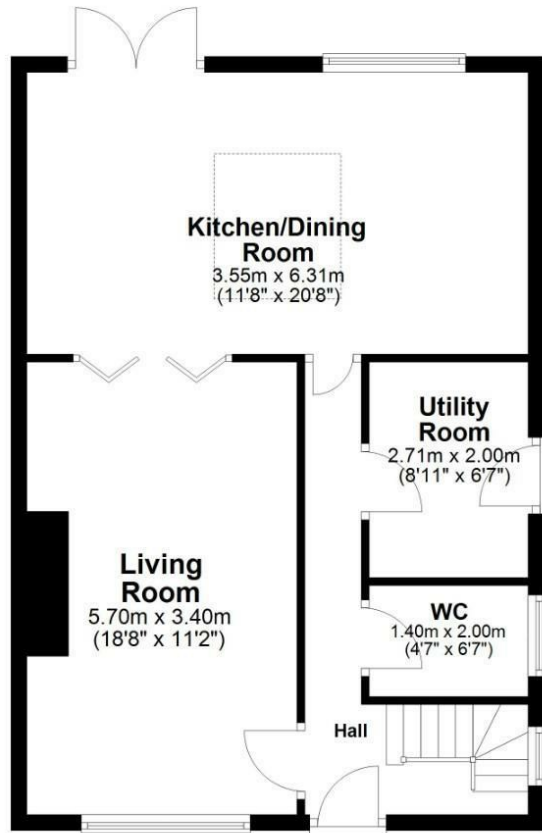
## Garden & Grounds

The property is set within a good sized plot directly opposite the village green and play park. A broad, drop-down kerb leads onto the block paved parking area fronting the property with room for two cars. A path runs to one side, via a gated entrance, through to the rear garden. The rear garden is a wonderfully sheltered and enclosed space. A flagstone terrace is overlooked by the kitchen and immediately accessible from the dining area and leads, via steps, up to a raised decked seating area running the width of the property and adjoining the rear boundary fence. This deck seating area is ideal to catch the afternoon and evening sun and has an adjacent octagonal summer house (approx. max. internal measurements 3.1m). There is power connected with insulated floors and ceiling.



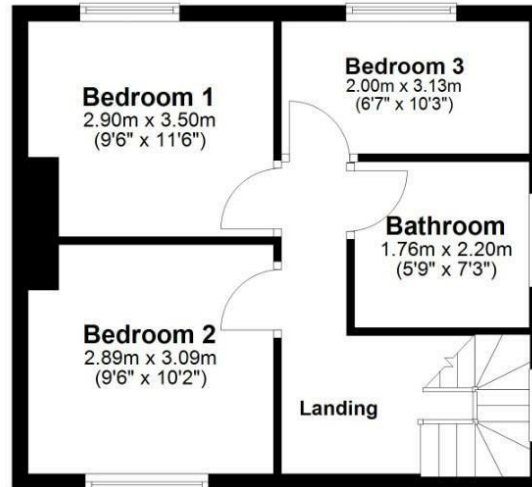
### Ground Floor

Approx. 59.0 sq. metres (635.1 sq. feet)



### First Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



Total area: approx. 97.1 sq. metres (1044.7 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		65	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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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