



offers in excess of **£130,000**
freehold

**Rowan Court,
Llanharry CF72 9JG**

- EPC Rating: B
- Chain Free
- Three Bedrooms
- Two Reception Rooms
- Cul-De-Sac Location





About The Property

NEW PRICE - This chain free three bedroom property would make the perfect starter home and needs to be seen to be fully appreciated. Benefiting from two reception rooms, family bathroom, cloakroom and with amenities and open green spaces all within easy reach, there really is nothing not to like.

Accommodation

Entrance Porch

UPVC Double glazed door to front.

Entrance Hall

Stairs to first floor,

Cloakroom

UPVC Double glazed window to front, Vanity wash hand basin.

Kitchen

9' 8" Max x 9' 1" Max (2.95m Max x 2.77m Max)

Dining Room

10' 9" Max x 10' 6" Max (3.28m Max x 3.20m Max)
UPVC Double glazed window to rear, UPVC double glazed french door to rear, Wall and base units, Stainless steel sink unit with mixer tap, Built in double oven and gas hob with extractor fan over, Integrated fridge freezer, Dish washer & Washing machine, Tiled splash back, Vinyl floor.

Peter Alan - Talbot Green

01443 222851
talbotgreen@peteralan.co.uk
peteralan.co.uk



Bathroom

UPVC Double frosted glazed window to rear, Panel bath with electric shower over, Wash hand basin, Low level WC. Tiled splash back and floor, Airing cupboard.

Front Garden

Laid to lawn with two storage sheds.

Rear Garden

Enclosed fenced garden with laid to lawn.

Lounge

12' 7" Max x 12' 6" Max (3.84m Max x 3.81m Max)
UPVC Double glazed window to front, Fitted carpet, Feature fire place and surround.

Landing

Loft access, Fitted carpet, Large storage cupboard housing combi boiler.

Bedroom One

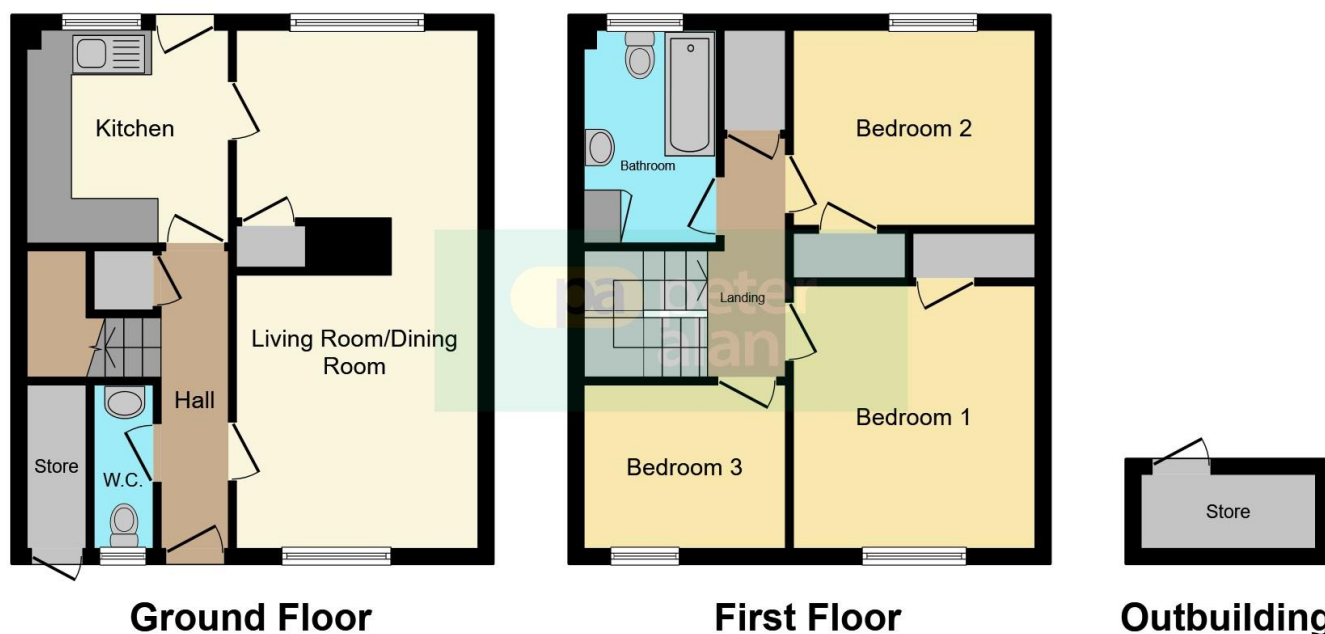
10' 7" Max x 11' 6" Max (3.23m Max x 3.51m Max)
UPVC Double glazed window to front, Fitted carpet, Built in cupboard, Radiator.

Bedroom Two

10' 6" Max x 8' 9" Max (3.20m Max x 2.67m Max)
UPVC Double glazed window to rear, Fitted carpet, Built in cupboard, Radiator.

Bedroom Three

8' 9" Max x 7' 11" Max (2.67m Max x 2.41m Max)
UPVC Double glazed window to front, Fitted carpet, Radiator.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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