



**Bro-Dawel Close,
Pontyclun CF72 9BN**

- EPC Rating: D
- Centrally located
- Garage
- Well kept and presented
- Great for families or first time buyers





About The Property

A well maintained and well-presented three bedroom semi-detached home located in the sought after village of Pontyclun. Ideally located for being within walking distance to local shops, eateries and bus links as well as a short drive to the M4.

Internally the property comprises: Entrance hallway, lounge with stairs to the first floor, dining room, kitchen with space for your appliances. Upstairs are three bedrooms, all of which have fitted wardrobes and the family shower room.

Outside, the rear garden is low maintenance and the front garden is grassed. There is a garage in a separate block.

Accommodation

Entrance Hallway

Enter via UPVC double glazed front door, storage shelf and cupboard containing meters. Doors leading to lounge and ground floor W.C.

Ground Floor W.C.

W.C., obscure glass window to left hand side.

Lounge

18' 3" x 11' 6" (5.56m x 3.51m)

Stairs leading to first floor, window to front. Door leading to kitchen and access to dining room.

Dining Room

9' 10" x 7' 11" (3.00m x 2.41m)

Window to rear, door leading in to kitchen.

Kitchen

10' 4" x 10' (3.15m x 3.05m)

Fitted with a range of wall and base units with worktop space over, stainless steel sink with mixer tap, oven and hob, space for a washing machine and space for a fridge freezer. Window to rear, door leading on to rear garden.

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Door to pantry cupboard.

First Floor Landing

Providing access to all first floor rooms, access to loft hatch, airing cupboard. Window to right.

Bedroom One

12' 3" x 9' 11" (3.73m x 3.02m)

Window to rear, fitted wardrobes and cupboards above bed and along opposite wall.

Bedroom Two

12' 4" x 11' 6" (3.76m x 3.51m)

Window to front, fitted wardrobes and built-in storage cupboard.

Bedroom Three

8' max x 8' (2.44m max x 2.44m)

Window to front, fitted wardrobes and built-in cupboard.

Shower Room

Fitted with a three piece suite comprising double size shower, W.C. and wash hand basin with vanity unit. Obscure glass window to rear.

Outside

Front Garden

Laid to lawn and path providing access to front door, access to rear.

Rear Garden

Enclosed rear garden with patio area. Garden shed to remain.



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Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

