



St. James Mews, offers over £250,000

- Stunningly presented
- Low maintenance rear garden
- Driveway leading to garage
- Council Tax Band - D
- Close to Llanharan train station
- Short drive to Talbot Green Retail Park
- EPC Rating: C



3 1 1



About the property

Stunning and modern family home in a quiet cul de sac Llanharan. This three bedroom detached home with a driveway and garage is ready for a new purchaser benefits include fitted wardrobes, breakfast bar and low maintenance garden. Ideal for first time buyers.

Accommodation

Entrance Hallway

Enter via uPVC double glazed door to hallway. Stairs to first floor. Door to w.c and lounge.

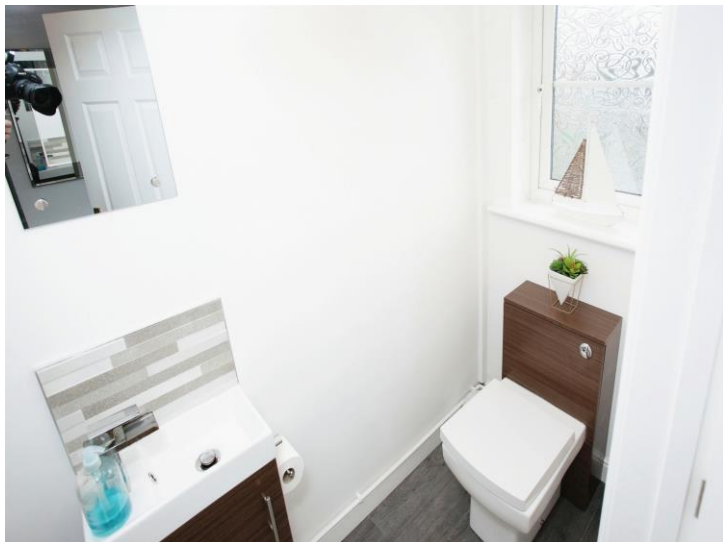
W.C

Fitted with a two piece suite comprising of w.c and wash hand basin. Obscure window to front.

Lounge

13' x 13' 4" (3.96m x 4.06m)

uPVC double glazed window to front. Door to storage cupboard and kitchen/breakfast room.



Kitchen/breakfast Room

16' 4" max x 8' 7" max (4.98m max x 2.62m max)

Fitted with a range of wall and base units with worktop over. Stainless steel sink and mixer tap. Integral oven, hob and extractor fan along with an integrated fridge freezer. Space for washing machine. Breakfast bar area ideal for families. uPVC double glazed window and french doors to rear.

Landing

Access to all bedrooms and family bathroom along with the airing cupboard. Loft access.

Master Bedroom

9' 1" x 11' 3" (2.77m x 3.43m)

uPVC double glazed window to front. Double fitted wardrobes.

Bedroom Two

8' 6" x 9' 11" (2.59m x 3.02m)

uPVC double glazed window to rear. Fitted wardrobes.

Floorplan



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.

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.

Peter Alan Limited is registered in England and Wales under company number 2073153. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let