



Meadow Way, offers in the region of £260,000

- Three Double Bedrooms
- Clos to Pontyclun High street
- Close to Pontyclun Train station
- Council Tax Band - E
- Garage and Driveway
- Utility Room
- EPC Rating: C



 3  3  1



About the property

This beautifully presented three bedroom townhouse is located on a very popular residential estate in Tyla Garw, Pontyclun. This property is within walking distance to the buoyant high street of Pontyclun which offers an array of local shops and restaurants plus Pontyclun Train Station. Further benefits include a short drive into Talbot Green which offers a further array of shops plus the Talbot Green Retail Park plus good road links to the M4 (Jct 33) making this a perfect spot for commuters. The property is also within catchments for Y Pant Comprehensive School and there is a Primary School located in Pontyclun.

Internally the property is very well presented and is split over three floors. To first floor briefly comprises of entrance hallway, shower room, utility room plus downstairs bedroom with views over the rear garden. To the first floor there is a open plan kitchen/dining area plus living room to the front. To the third floor there are two double bedrooms with the master benefiting from an ensuite plus the family bathroom.

Externally the property is situated off a private drive and comprises of single integrated garage plus a driveway for two cars and benefits from EV charging unit. A generous rear garden mainly laid to lawn with a patio seating area.



Accommodation

Ground Floor

Entrance Hallway

Entered via UPVC Double Glazed Door. Storage Cupboard.

Shower Room

Fitted with three piece suite comprising Shower Cubicle, WC and Wash Hand Basin. UPVC Double Glazed Window to Front.

Utility Room

A range of matching base and wall units. Stainless Steel Sink. Plumbing for Washing Machine. Space for Tumble Dryer. Wall Mounted Boiler. UPVC Double Glazed Window and Door to Rear.

Bedroom Three

11' 1" x 8' 5" (3.38m x 2.57m)

UPVC Double Glazed Window to Rear.

First Floor

Landing

Access to all first floor rooms. Stairs leading to Second floor.

Kitchen/ Dining Room

16' 10" Max x 12' 2" max (5.13m Max x 3.71m max)

L Shaped Room. Fitted with a range of wall and base units with stainless steel sink unit. Built in oven and hob. Space for Fridge/Freezer. Space for Table and Chairs. UPVC Double Glazed Window to rear.

Living Room

17' x 14' 9" (5.18m x 4.50m)

Two UPVC Double Glazed Window to Front.

Second Floor

Master Bedroom

13' 3" Max x 13' 3" max (4.04m Max x 4.04m max)

UPVC Double Glazed Window to Front. Door leading into ensuite.

Ensuite

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin and close coupled WC, PVCu double glazed window to side.

Bedroom Two

9' x 13' 6" (2.74m x 4.11m)

UPVC Double Glazed Window to Rear.

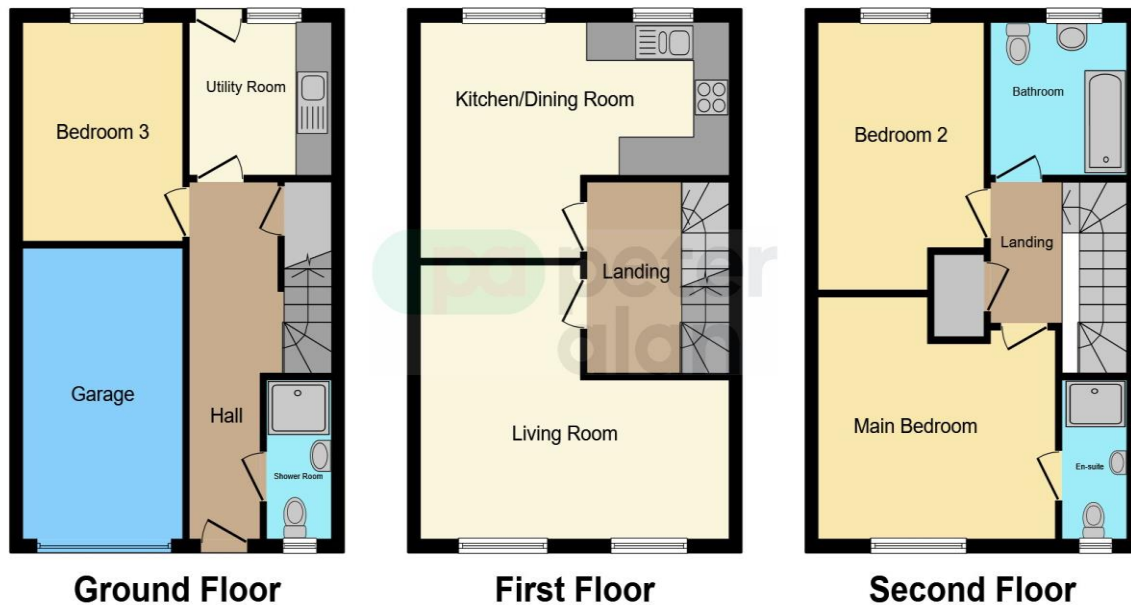
Bathroom

Fitted with a three piece suite comprising paneled bath with overhead shower, pedestal wash hand basin and close coupled WC. UPVC double glazed window to front.

Outside

Single Integrated Garage with Driveway for Two Cars with EV charging unit. Enclosed and Private Rear Garden that is mostly laid to lawn with a patio area providing space for table and chairs.

Floorplan



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