



## Tylcha Fach Estate, Tonyrefail PORTH

**£220,000**

- OPEN PLAN KITCHEN-DINER
- FEATURE GLASS STAIRCASE
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY
- EPC Rating: C



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## About the property

A fantastically presented two, formerly three bedroom semi-detached property, situated in a sought-after area in the village of Coedely, Tonyrefail. An ideal location for commuters and families with easy access to the A4119 /M4 to Talbot Green Retail Park, Llantrisant and the city of Cardiff.

Internally the property comprises of a vast lounge with feature fireplace, open-plan kitchen diner AND an additional sitting room to the ground floor. On the upper level awaits two great sized bedrooms and family bathroom. Double French doors grants access to the rear low maintenance garden. To the front is a tarmac driveway and patio garden with a bench and bird bath.

## 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.

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## Accommodation

### Dining Room/Sitting Room

20' 6" x 8' 2" ( 6.25m x 2.49m )

Enter via composite door. PVCU double glazed window to rear.

### Kitchen

A fitted kitchen with a range of matching wall and base units. Heat resistant work surface with inset sink, drainer and mixer tap. Built in oven, hob and overhead extractor fan.

### Lounge

15' 3" x 10' 7" ( 4.65m x 3.23m )

PVCU double glazed bay window to front

### Bathroom

PVCU double glazed window to rear. Suite comprising bath with over head shower, pedestal wash hand basin and low level w.c. Fully ceramic tiled walls panel ceiling and spot lighting. Vinyl flooring

### Bedroom One

15' 6" x 10' 7" ( 4.72m x 3.23m )