



# St. Peters Avenue, Llanharan PONTYCLUN

offers over **£380,000**

- Council Tax E
- Enclosed and Private Landscaped Rear Garden
- Family Bathroom plus En Suite
- Easy Access to Local Amenities
- EPC Rating: C



 4  2  2

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## About the property

Externally the property benefits from an enclosed rear garden, along with multi vehicle drive way.

Internally to the ground floor you will find a generous and well-presented family open plan kitchen and seating area overlooking the rear landscaped garden, along with access to the utility room. This executive family home continues to provide to the ground floor the benefit of a second multifunctional room currently being used as a study, a main family lounge. As you enter the floor landing you will find access to four well-proportioned bedrooms, main with en-suite and family bathroom.

You will find the property located in the village of Llanharan that offers superb road and rail links with the M4 Junctions 34 and 35 just a short drive away and the train station in the village provides prompt access into Cardiff and Swansea. Schooling in the area is provided at junior level by the sort after Dolau offering both English and Welsh medium education. Comprehensive schooling, the village falls within the catchment of the highly desirable Y Pant Comprehensive school in

## 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

### Entrance

### Lounge

16' 7" x 8' 8" ( 5.05m x 2.64m )

### Study

10' 1" x 9' 5" ( 3.07m x 2.87m )

### Kitchen

25' 9" x 12' 7" ( 7.85m x 3.84m )

### Landing

### Master Bedroom

12' 7" x 13' 4" ( 3.84m x 4.06m )

### Bedroom Two

11' 1" x 9' 5" ( 3.38m x 2.87m )

### Bedroom Three

9' 1" x 8' 8" ( 2.77m x 2.64m )

### Bedroom Four

8' 2" x 9' 5" ( 2.49m x 2.87m )

### Bathroom

### Outside