



Tylcha Fach Estate, £205,000

- OPEN PLAN KITCHEN-DINER
- FEATURE GLASS STAIRCASE
- LOW MAINTENANCE REAR GARDEN
- DRIVEWAY
- TWO RECEPTION ROOMS
- COUNCIL TAX - BAND C
- EPC Rating: C



 2  1  2



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. A great location with easy access to the A4119 /M4 to Talbot Green Retail Park, Llantrisant and the city of Cardiff. Ideal for families.





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)

Two PVCU double glazed window to front. Plain emulsion décor finished to a flat ceiling with a central light fitting. Laminate flooring.

Bedroom Two

12' 8" x 8' 4" (3.86m x 2.54m)

PVCU double glazed window to rear. Plain plaster emulsion décor finished to a flat ceiling with a central light fitting. Fitted wardrobes. Laminate flooring.

Outside

To the front of the property is a driveway with the garden area being laid to lawn. Enclosed rear garden commences with a paved area off of the kitchen with the rest being mostly laid to lawn.

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Floorplan

Important Information

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