



Chung Su Erw Hir, Llantrisant PONTYCLUN £600,000





pa peter alan

## About the property

## **Accommodation**

Presenting an immaculate, detached house for sale, ideally suited for families looking for a spacious and well-kept home. Offering three bedrooms and two bathrooms, this property provides ample living space for a growing family.

The property hosts three reception rooms, creating a multitude of options for entertaining or family living. You will also find a well-appointed kitchen, bathed in natural light, offering a comfortable space for dining.

A notable feature of this property is its sought-after location. It boasts easy access to public transport links, nearby schools, and local amenities, placing convenience at the heart of this home. Whether it's the morning commute, school run, or a trip to the shops, everything is within easy reach.

Adding to its appeal are two unique features. The house comes with its own driveway & garage, a valuable asset in today's busy world. Furthermore, a beautiful garden provides an outdoor oasis for relaxation or children's play.

This property is a perfect blend of space, comfort, and location. The opportunity to own a house of this status in such a desirable area is rare. Therefore, it is strongly recommended to arrange a viewing at the earliest convenience to fully appreciate what this property has to offer.



































po peter alan

## talbotgreen@peteralan.co.uk



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## **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 fitments 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 mortgages are not regulated.



