



Tylagarw Terrace, £270,000

- Two spacious reception rooms
- Well-equipped kitchen
- Unique underfloor heating
- Stunning conservatory
- Prime location
- New Boiler
- EPC Rating: D



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About the property

Tyla Garw is a popular hamlet with a village shop and public house, The Boars Head. The local primary school in Pontyclun is a 'feeder' for the highly regarded Y Pant Comprehensive School nearby. It's also close to Ysgol Llanhari, a Welsh language school, offering excellent educational options.





Accommodation

Hallway

Upon entering the property you access the hallway. The space is finished in grey tones with wood effect laminate flooring. The hallway provides access into the lounge/ diner with carpeted stairs rising and providing access to the first floor.

Lounge/Diner

Accessed off the hallway the lounge/diner benefits from a front aspect bay window and laminate flooring flowing throughout. Wood burner to the lounge area and feature fireplace to the dining area.

Kitchen

12' 1" x 8' 5" (3.68m x 2.57m)

Conservatory

Bedroom One

8' 5" x 17' 7" (2.57m x 5.36m)

An impressive double room (formerly 2 bedrooms) two windows to the front flood the room with natural light and provide a splendid scenic view over the countryside

Bedroom Two

10' 4" x 11' 8" (3.15m x 3.56m)

Another double bedroom with views over the rear garden, feature fireplace and storage.

Bedroom Three/ Loft Room

10' 4" x 11' 8" (3.15m x 3.56m)

A generous space at the top of the property with velux window providing scenic views over the country side.

Bathroom

Extremely generous family bathroom equipped with WC, wash hand basin, free standing bath and separate double shower.

Rear Garden

A pleasant rear garden offering tranquility and privacy. A generous selection of mature plants and shrubs and rear access

Lounge

10' 4" x 13' 7" (3.15m x 4.14m)

Accessed off the hallway the lounge/diner benefits from a

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Floorplan



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