



## Station Terrace, offers in the region of £330,000

- Four spacious bedrooms
- Modern open-plan kitchen
- Two elegant reception rooms
- Outbuildings for extra storage
- Loft room for versatility
- Prime location
- EPC Rating: Awaited



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## About the property

The property is ideally placed for access to local amenities, Recreational grounds, Schools and the M4 for access to Cardiff and Bridgend & is situated on the fringe of the village of Pontyclun.







## Accommodation

### Living Room

9' 8" x 13' 4" ( 2.95m x 4.06m )

### Lounge

11' 4" x 13' 4" ( 3.45m x 4.06m )

### Kitchen/Dining Room

23' 2" x 8' 8" ( 7.06m x 2.64m )

### Bedroom One

13' 1" x 10' 1" ( 3.99m x 3.07m )

### Bedroom Two

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

### Bedroom Three

8' 5" x 10' 1" ( 2.57m x 3.07m )

### Bedroom Four

9' 8" x 7' 2" ( 2.95m x 2.18m )

### Loft Room

10' 4" x 16' 4" ( 3.15m x 4.98m )

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## Floorplan



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