



# Forest Hills Drive, Talbot Green Pontyclun

**£260,000**

- Highly sought-after location
- Ideal for families and investors
- Close to parks and amenities
- No Chain
- EPC Rating: D



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## About the property

Presenting a splendid semi-detached house for sale, located in a highly sought-after location. Nestled amidst a plethora of public transport links, local amenities, green spaces, and nearby parks, this property is ideal for investors and families alike. With a selection of reputable schools in the vicinity, it offers an excellent environment for growing families.

The property is in good condition and boasts a welcoming layout. It accommodates three bedrooms, two of which are spacious double rooms, and the third is a comfortable single room. Each bedroom exudes a warm and inviting atmosphere, perfect for relaxation and rest.

The house features two inviting reception rooms, providing ample space for entertaining guests or family gatherings. The kitchen, a hub of the home, is touched

## Accommodation

### Living Room

23' 3" x 16' 1" ( 7.09m x 4.90m )

### Kitchen

9' 8" x 9' 2" ( 2.95m x 2.79m )

### Utility Room

7' 2" x 9' 2" ( 2.18m x 2.79m )

### Garage

15' 4" x 9' 2" ( 4.67m x 2.79m )

### Conservatory

9' 2" x 9' 5" ( 2.79m x 2.87m )

### Bedroom One

11' 1" x 12' 1" ( 3.38m x 3.68m )

### Bedroom Two

9' 8" x 12' 1" ( 2.95m x 3.68m )

### Bedroom Three

7' 5" x 6' 9" ( 2.26m x 2.06m )

### Shower Room

5' 2" x 6' 9" ( 1.57m x 2.06m )

## 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.