



# Station Terrace, Llanharry Pontyclun

**£280,000**

- THREE BEDROOMS
- GENEROUS GARDEN
- CLOSE TO M4 LINKS
- DRIVEWAY
- EPC Rating: D



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  1
  2



## About the property

This immaculate end of terrace property is for sale in the popular residential area of Llanhari, Pont-y-Clun. With three bedrooms—two doubles and one single—this home is ideal for families looking to settle in a sought-after location with strong community spirit.

Inside, you'll find two reception rooms. The front room welcomes you with a bay window, providing plenty of natural light, while the rear reception room offers peaceful garden views and a cosy log burner—perfect for relaxing evenings. The open-plan kitchen benefits from lots of natural light and offers a dedicated dining space, making it ideal for family meals and entertaining.

A standout feature of this property is the garden office, offering a private space for working from home or creative projects. The garden itself provides a quiet

## Accommodation

### Sitting Room

9' 9" x 13' 1" ( 2.97m x 3.99m )

### Kitchen/Diner

9' 2" x 14' 9" ( 2.79m x 4.50m )

### Lounge

12' 3" x 13' 1" ( 3.73m x 3.99m )

### Bedroom 1

12' 1" x 9' 1" ( 3.68m x 2.77m )

### Bedroom 2

10' 8" x 11' ( 3.25m x 3.35m )

### Bedroom 3

9' 1" x 6' 5" ( 2.77m x 1.96m )

## 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.