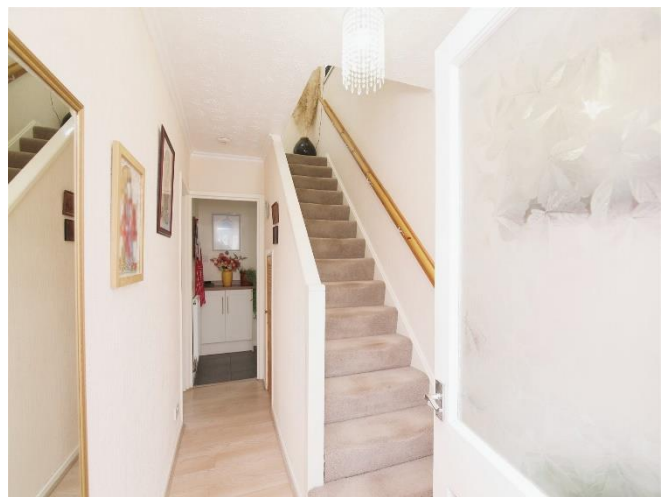




Tyla Coch, offers over £235,000

- South Facing Garden
- Driveway parking
- Downstairs Shower Room
- Council Tax Band - C
- Triple glazed windows
- EPC Rating: D



 3  2  1



About the property

Welcome to this inviting three bedroom semi-detached home nestled in the quaint village of Llanharry. Just a stroll or quick drive from the vibrant town of Pontyclun, where you'll find a diverse array of shops, eateries, amenities, public houses, a popular children's park and the highly regarded Y Pant secondary school. Llanharry itself boasts convenient commuter links to the M4 and Pontyclun park and ride train station.

Step into this property's warm interior, with entrance hallway leading to a spacious open plan living-dining room, a modern kitchen-diner and practical downstairs shower room. Upstairs reveals three bedrooms and a stylish family bathroom. The attic has been transformed into an exciting storage space with Velux windows, accessible via a sleek pull-down ladder.

Outside the property features a spacious two car front driveway and a lawned area. At the rear, a generously-sized south facing garden awaits, complete with decking, a lawn with various shrubbery, patio and charming pond.



Accommodation

Entrance Hallway

Enter via front door with access into open plan living-dining room, kitchen-diner and shower room. Stairs leading to first floor.

Living-dining room

21' 9" Max x 14' 10" Max (6.63m Max x 4.52m Max)

Spacious family room with uPVC window to front and double uPVC patio doors to rear granting access to the garden.

Kitchen/diner

22' 1" Max x 9' 6" Max (6.73m Max x 2.90m Max)

Fitted base and wall units with worktop over. Space for fridge freezer and washing machine. Integrated gas hob and electric oven. Velux window in vaulted roof and double glazed window to front.

Shower Room

Fitted shower room with toilet, wash hand basin and walk in shower with glass fronted sliding shower doors. UPVC window to rear.

Landing

Access to all bedrooms and family bathroom. Loft access.

Bedroom One

13' 1" Max x 11' 8" Max (3.99m Max x 3.56m Max)
UPVC window to front. Built in storage.

Bedroom Two

13' 2" x 9' 7" (4.01m x 2.92m)
UPVC window to rear.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m)
UPVC window to front

Bathroom

Three piece suite comprising of bath, WC and wash hand basin. Wall mounted combi boiler. Window to rear.

Outside

Front

Good sized front garden offering off road parking, lawn with pathway leading to front door

Rear

Larger than average enclosed rear south facing garden, decking, area of lawn and pond with patio.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

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