

50 Cardiff Road
Llantrisant
Pontyclun
Rhondda
Cynon
Taff
CF72 8DH

£200,000



Ref: PRA10918

Viewing Instructions: Strictly By Appointment Only

General Description

Accommodation



Hallway

Entrance hall with door to the lounge.



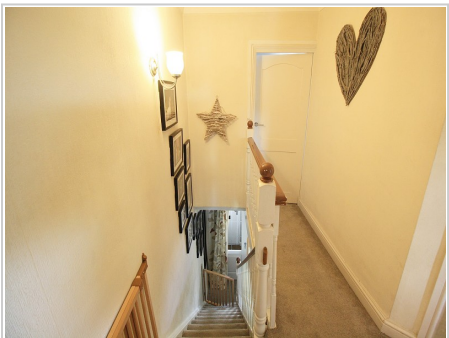
Lounge (17' 0" Max x 13' 4" Max) or (5.19m Max x 4.06m Max)

Fitted carpet and stairs to the first floor. Fireplace with gas fire, window to the front aspect. Double glass doors to the kitchen.



Kitchen/Diner (16' 10" Max x 11' 10" Max) or (5.14m Max x 3.60m Max)

Kitchen with a range of base and wall units, worktops with sink. Space for dining table and french doors to the rear garden. Window to the side aspect.



Landing

Landing with fitted carpet and doors to:



Bedroom 1 (11' 4" Max x 8' 8" Max) or (3.46m Max x 2.65m Max)

Bedroom with fitted carpet and fitted wardrobe, window to the front aspect.



Bedroom 2 (11' 9" Max x 6' 11" Max) or (3.57m Max x 2.12m Max)

Bedroom two with fitted carpet, window to the rear aspect.



Bedroom 3 (11' 8" Max x 6' 7" Max) or (3.56m Max x 2.0m Max)

Bedroom three with fitted carpet and window to the rear aspect.



Bathroom (8' 1" Max x 7' 9" Max) or (2.46m Max x 2.37m Max)

Bathroom comprising of: WC , wash hand basin and P shaped bath. Benefiting from storage with boiler and ceiling roof light.



Rear Garden

Rear garden with side access. The garden has an area with artificial grass leading to decking and patio area. Outside office and shed to remain.

Tenure

We have been advised by the Vendor that the tenure is Not Specified. References to the Tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

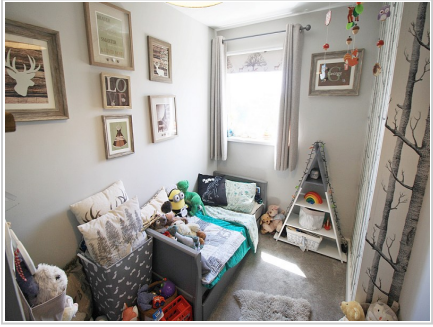
Please note: All room sizes are approximate. These sales particulars have been prepared by Hywel Anthony Estate Agents upon the instruction of the vendor(s). Services, fitting and equipment referred to with the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyer(s) must make their own enquiries regarding such matters.

Where building work or extensions have taken place, we can confirm that we have not had sight of any planning or building certificates/regulations and are advertising purely on the information provided to us by the vendor. We recommend that you refer any such matter back to your legal representative.

Services

Council Tax

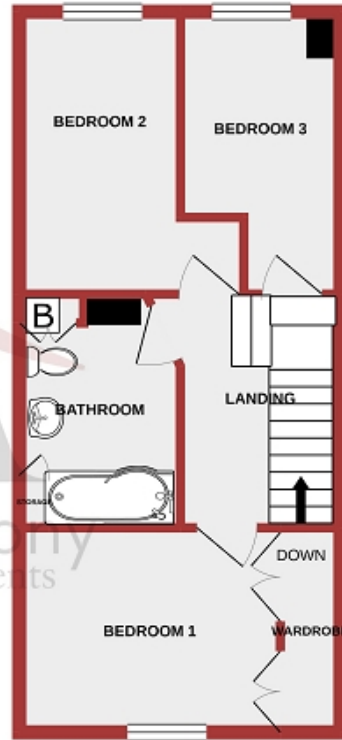
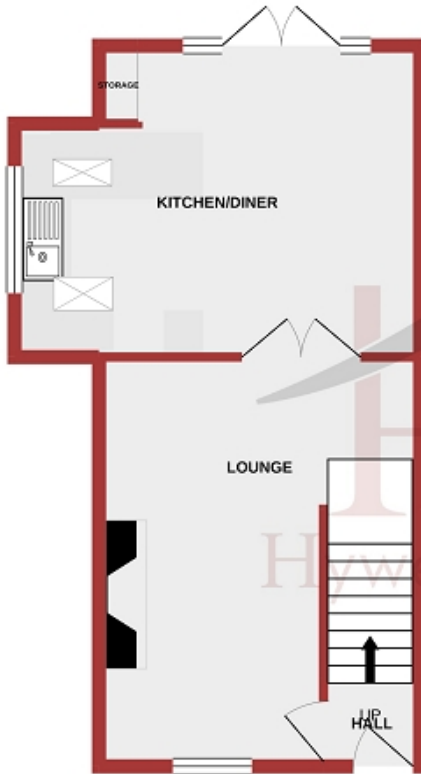
Band Not Specified





GROUND FLOOR

1ST FLOOR



We have made every effort to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Measurements: indicated are supplied for guidance only and as such must be considered incorrect.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are issued in good faith and do not constitute representations of fact or form part of any offer of contract. Information referred to in these particulars should be independently verified by prospective buyers. The deeds or the tenure of the property have not been inspected. Information supplied by the vendor and its accuracy is not guaranteed, nor will we accept responsibility for any error therein. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us.