

36 Ffordd Hann
Talbot Green
Pontyclun
CF72 9WX

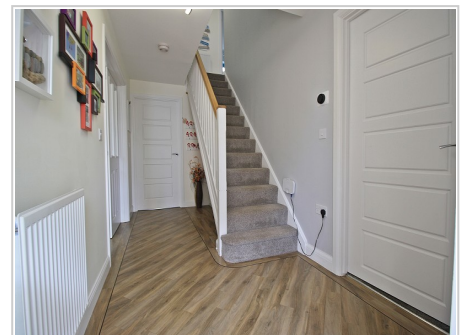
£550,000



- 6 BEDROOMS
- 3 BATHROOMS
- Y PANT CATCHMENT
- IMPRESSIVE FAMILY ROOM
- SUPERB ROAD AND RAIL LINKS

Ref: PRA10965

Viewing Instructions: Strictly By Appointment Only



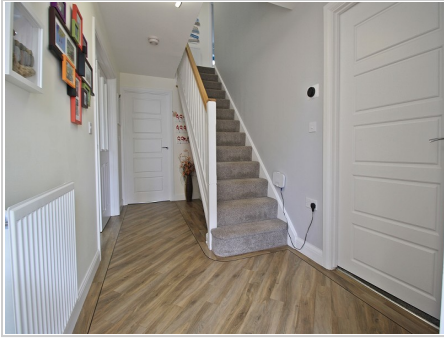
General Description

Hywel Anthony Estate Agents, Talbot Green are delighted to offer to market this fantastic Executive 6 bedroom detached home in sought after and highly regarded Lanelay Hall development in Talbot Green. 'The Harrogate' built circa 2018 by Barratt/ David Wilson Homes the property is still protected by the NHBC warranty.

Close to all amenities, easy access to M4 junction 34 at Miskin and the train station at Pontyclun. Y Pant School catchment.

This imposing property is situated towards the rear of the development and backs onto an open field.

Accommodation



Hallway (17' 10" Max x 6' 5" Max) or (5.43m Max x 1.96m Max)

Impressive and generous hallway with Karndene flooring. Carpeted stairs rising to 1st floor.



Lounge (13' 7" Max x 9' 8" Max) or (4.14m Max x 2.94m Max)

Lounge with fitted carpet and window to the front aspect.



Dining/Sitting Room (18' 1" Max x 10' 11" Max) or (5.50m Max x 3.32m Max)

Dining room/ sitting room, formally the lounge. Karndene flooring and bay window to the front aspect.



Kitchen/Diner (12' 10" Max x 23' 4" Max) or (3.90m Max x 7.10m Max)

Kitchen with a range of base and wall units, worktops with sink, induction hob and eye level oven. Window and French door to the rear, door to the utility.



Utility Room

Utility room with plumbing for a washing machine. Door to the WC and door to rear garden.



WC

WC and wash hand basin.



1st Floor Landing

Landing with fitted carpet and stairs to the second floor. Doors to:



Bedroom 1 (13' 9" Max x 11' 1" Max) or (4.19m Max x 3.39m Max)

Bedroom one with windows to the front aspect. Fitted carpet. Door to the En-Suite.



En Suite

En suite with WC and wash hand basin and shower.



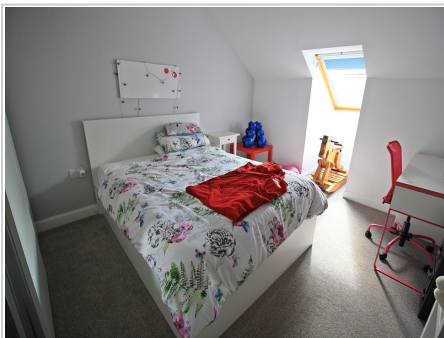
Bedroom 2 (10' 6" Max x 11' 1" Max) or (3.20m Max x 3.38m Max)

Bedroom two with fitted carpet and window to rear. Door to the En suite.



En Suite 2

En suite with WC, wash hand basin and shower.



Bedroom 3 (13' 4" Max x 10' 0" Max) or (4.06m Max x 3.05m Max)

Bedroom three with fitted carpet and roof window to front aspect.



Bedroom 4 (10' 10" Max x 10' 10" Max) or (3.30m Max x 3.29m Max)

Bedroom 4 with window to the rear aspect and fitted carpet.



Bedroom 5/ Study (7' 7" Max x 6' 7" Max) or (2.30m Max x 2.0m Max)

Bedroom study with fitted carpet and window to the front aspect.

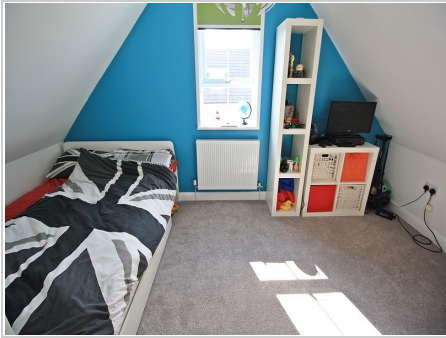


Bathroom (6' 11" Max x 6' 3" Max) or (2.10m Max x 1.90m Max)

Family bathroom comprising of WC, wash hand basin and bath. Window to rear aspect.

2nd Floor Landing

Landing with study area with roof window. Doors to:



Bedroom 6 (10' 0" Max x 13' 1" Max) or (3.04m Max x 4.0m Max)

Bedroom with fitted carpet and window to front aspect.



Family Room (16' 4" Max x 13' 9" Max) or (4.97m Max x 4.19m Max)

*A must see room *

Family room/Bedroom 7 is set up as a lounge with full glass end window with views to the rear over fields, fitted carpet and door to storage area.



Rear Garden

Generous rear garden, laid mainly to lawn and patio and full length storage area to the side.

Tenure

We have been advised by the Vendor that the tenure is Freehold. 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.

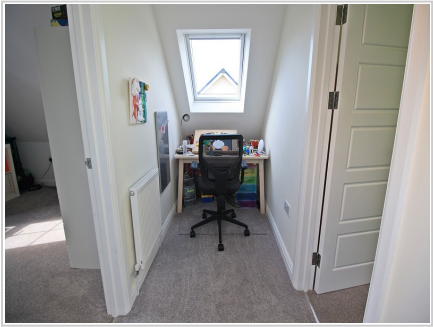
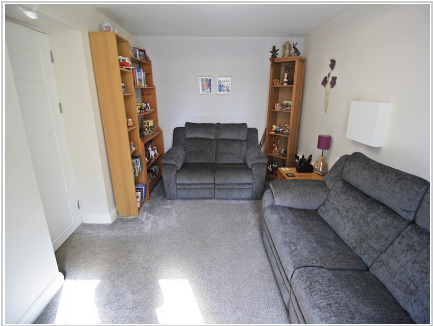
Services

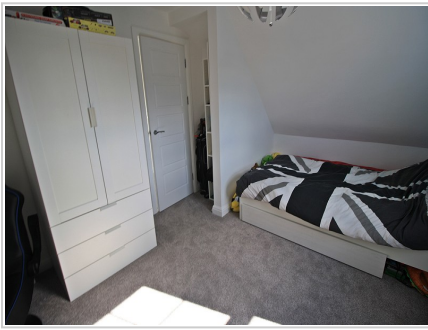
Mains gas, mains water, mains electricity, mains drainage

EPC Rating:85

Council Tax

Band Not Specified





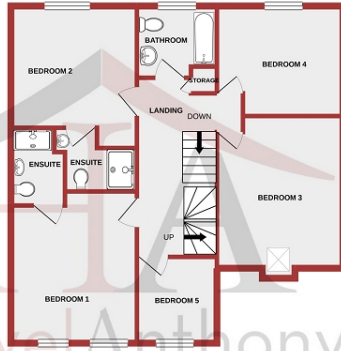
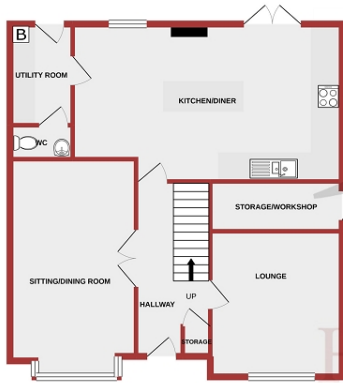
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.

