



## 76 Bridgend Road, Pontyclun, CF72 9RB

**£170,000**

360 WALK THROUGH TOUR AVAILABLE - TAKE A LOOK NOW

**\*\* Refurbished to a High Standard \*\* End Terraced House \*\* Ideal First Time Buy \*\***

Located in the popular village of Llanharan, minutes from local amenities, shops, schools, train station and within easy reach of main roads and M4 Motorway.

Comprising entrance hall, lounge with open plan dining room, newly fitted grey gloss kitchen with oven and hob, two double bedrooms and refitted, first floor bathroom.

There is a gravelled rear garden with decked seating area and side access.

The property has new flooring and neutral decor throughout.

An ideal opportunity for first time buyers.

Offered with NO ONWARD CHAIN.

### Entrance Hall

Panelled entrance door, double glazed window to rear, radiator, ceiling spotlights.

### Lounge 11'5" x 10'11" (3.50 x 3.35)



Double glazed window to front, radiator, open plan to dining room.

### Dining Room 11'9" x 10'9" (3.59 x 3.30)



Radiator.

### Kitchen 13'3" x 7'4" (4.05 x 2.25)



Newly fitted with grey gloss base and wall cupboards with panelled splash backs, stainless steel sink unit, electric oven & hob with extractor hood above, space for washing machine and fridge/freezer, radiator, staircase to first floor, half glazed door to rear.

### First Floor Landing

Attic access, storage cupboard, radiator.

### Bedroom 1 16'2" x 11'10" (4.95 x 3.63)



Two double glazed windows to front, radiator.

### Bedroom 2 10'2" x 9'9" (3.11 x 2.98)



Double glazed window to rear, radiator, airing cupboard with gas combination boiler.

### Bathroom



newly fitted three piece suite in white comprising panelled bath with shower mixer taps, wc, wash hand basin, part panelled walls, radiator, extractor fan, double glazed window to side.

### Outside



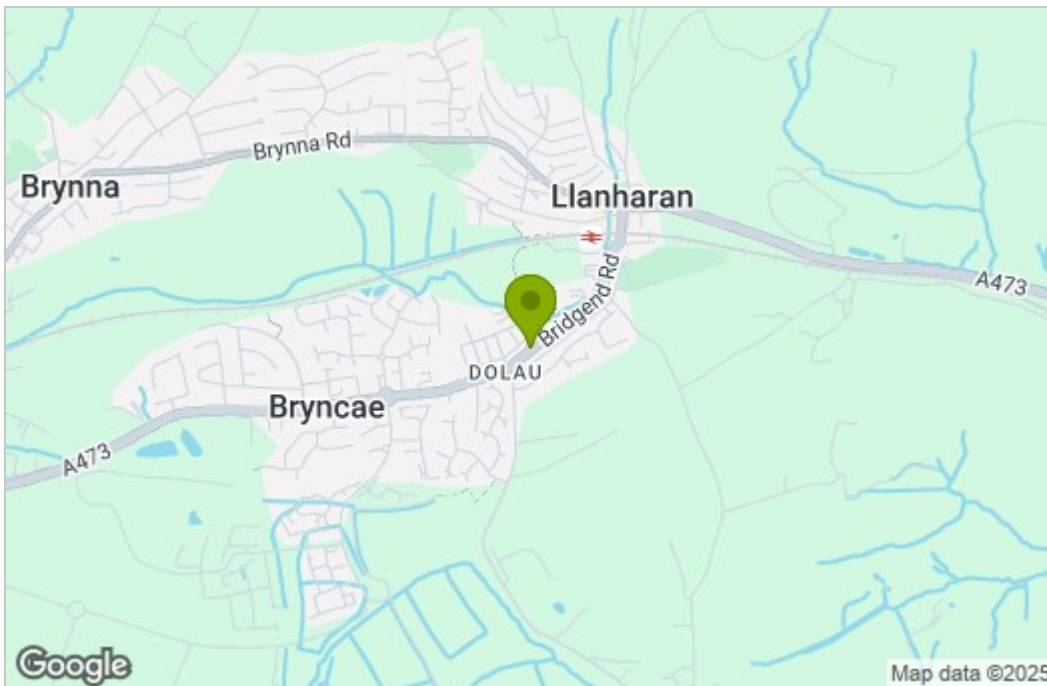
Gravelled rear garden with decked seating area and side access.



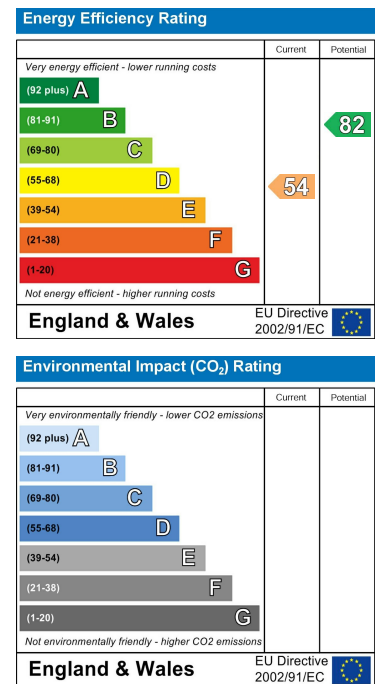
## Floor Plan



## Area Map



## Energy Efficiency Graph



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