



## Heol Y Gylfinir, £300,000

- Detached
- Corner Plot
- Less Than 10 Years Old With NHBC Warranty
- No Ongoing Chain
- Drive Way And Garage
- EPC Rating: B



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## About the property

An immaculately presented 3 bedroom detached house offered for sale with no ongoing chain. Situated in Pontyclun which offers a bustling high street, local shops, restaurants, and cafes. It boasts excellent transport links with a train station giving direct access to Cardiff and close proximity to the M4, along with strong schooling options like Y Pant School. The accommodation briefly comprises; entrance hall, lounge, cloakroom, kitchen/ diner and utility room to the ground floor. To the first floor there are 3 bedrooms, master with en-suite and a family bathroom. To the outside there is a front and rear garden. This ideal family home further benefits; a drive way creating off road parking and a garage. Please call Peter Alan to arrange a viewing or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Lounge

12' 9" max x 11' 6" max ( 3.89m max x 3.51m max )

#### Kitchen/ Diner

18' 1" max x 9' 3" max ( 5.51m max x 2.82m max )

#### Utility Room

5' 9" x 5' 8" ( 1.75m x 1.73m )

Boiler housed.

#### Cloakroom

Wash hand basin and w.c.



## First Floor

### Landing

### Bedroom One

12' 9" max x 10' 6" max ( 3.89m max x 3.20m max )

### En-Suite

Shower cubicle, wash hand basin and w.c.

### Bedroom Two

9' 5" x 9' 3" ( 2.87m x 2.82m )

### Bedroom Three

9' 2" x 8' 5" ( 2.79m x 2.57m )

### Bathroom

Bath tub, wash hand basin and w.c.

## Outside

### Front

Lawn area and mature shrubs.

### Rear

Fully enclosed, patio area, lawn area, side access via gate and a drive way creating off road parking behind the property.

### Garage

20' 3" x 10' 7" ( 6.17m x 3.23m )

Situated behind the property with an up and over door to enter.



01443 222851

talbotgreen@peteralan.co.uk



## Floorplan

## 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.

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