



Meadow View, Tyla Garw Pontyclun CF72 9FP

welcome to Meadow View, Tyla Garw Pontyclun

- Executive Detached House In A Fantastic Location
- Two Reception Rooms And Ground Floor Study
- Impressive Open Plan Kitchen/Diner, Ideal For Hosting
- Four Well-Proportioned Bedrooms
- First Floor Bathroom And En-Suite Shower Room

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£390,000

An Exceptional Detached Residence, Set In An Envidable Location With Excellent Access To Local Schools, Shops And Transport Links Including Pontyclun Railway Station. Don't delay, call us now to secure your viewing and avoid missing out!



Entrance Hall

Reception Room One

17' 6" widest x 10' 10" widest (5.33m widest x 3.30m widest)

Reception Room Two

10' 3" widest x 9' 8" widest (3.12m widest x 2.95m widest)

Reception Room Three/Study

10' 3" widest x 7' 5" widest (3.12m widest x 2.26m widest)

Kitchen/Diner

16' widest x 13' 2" widest (4.88m widest x 4.01m widest)

Ground Floor Cloakroom - W/C

First Floor Landing

Bedroom One

17' 5" widest x 11' widest (5.31m widest x 3.35m widest)

En-Suite

Bedroom Two

13' 5" widest x 9' 4" widest (4.09m widest x 2.84m widest)

Bedroom Three

10' 4" widest x 9' 5" widest (3.15m widest x 2.87m widest)

Bedroom Four

10' 4" widest x 7' 7" widest (3.15m widest x 2.31m widest)

Bathroom

Rear Gardens

Driveway

Garage

10' 7" widest x 9' 5" widest (3.26m widest x 2.97m widest)

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

TBG110709 - 0004

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