



**Oak Close, Talbot Green Pontyclun CF72 8RF**

**welcome to**  
**Oak Close, Talbot Green**  
**Pontyclun**

- Detached Bungalow Set In A Small Cul-De-Sac In The Heart Of Talbot Green
- Outstanding Access To Local Shops And Transport Links
- Reception Room And Separate Kitchen
- Three Bedrooms And Further Study Area
- Bathroom And En-Suite Shower Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: E

**£295,000**

An Extended Detached Bungalow In The Heart Of Talbot Green, Set On An Envious Plot With Wrap-Around Gardens, Garage And Conservatory! We're delighted to offer for sale this unique property, including generous rooms and a convenient location with excellent access to local shops and transport links



**Entrance Hall**

**Reception Room**

20' 11" widest x 12' 11" widest ( 6.38m widest x 3.94m widest )

**Kitchen**

11' 5" widest x 9' widest ( 3.48m widest x 2.74m widest )

**Conservatory**

14' 5" widest x 9' 5" widest ( 4.39m widest x 2.87m widest )

**Bedroom One**

11' 11" widest x 10' 4" widest ( 3.63m widest x 3.15m widest )

**Bedroom Two**

10' 5" widest x 6' 9" widest ( 3.17m widest x 2.06m widest )

**En-Suite**

**Study Area**

10' 1" widest x 9' 3" widest ( 3.07m widest x 2.82m widest )

**Bedroom Three**

11' 6" widest x 9' widest ( 3.51m widest x 2.74m widest )

**Bathroom**

**Wrap-Around Gardens**

**Driveway**

**Garage**

16' 6" x 8' 4" ( 5.03m x 2.54m )

**view this property online** [allenandharris.co.uk/Property/TBG110526](http://allenandharris.co.uk/Property/TBG110526)



**Property Ref:**  
TBG110526 - 0006

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.

  
allen & harris



**01443 237667**



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,  
Mid Glamorgan, CF72 8AE



**allenandharris.co.uk**