



Ffordd Y Dolau, Llanharan Pontyclun CF72 9ZD

welcome to
Ffordd Y Dolau, Llanharan
Pontyclun

- Executive Detached House In A Coveted Location
- Two Reception Rooms
- Kitchen/Breakfast Room And Separate Utility Room
- Three Well-Proportioned Bedrooms
- First Floor Bathroom, En-Suite, Additional Ground Floor W/C

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

offers over
£325,000

An Executive Detached House In The Heart Of Llanharan,
Benefiting From A Conservatory Extension And Integral Garage -
A Perfect Home For Any Professional Family!



Entrance Hall
Ground Floor Cloakroom - W/C
Reception Room One
Reception Room Two
Conservatory
Kitchen/Breakfast Room
Utility Room
First Floor Landing
Bedroom One
En-Suite
Bedroom Two
Bedroom Three
First Floor Bathroom
Driveway
Integral Garage
Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110716



Property Ref:
TBG110716 - 0003

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.

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allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



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



allenandharris.co.uk