



**The Old School House Tredegar Avenue, Llanharan  
Pontyclun CF72 9BW**

**welcome to**

## **The Old School House Tredegar Avenue, Llanharan Pontyclun**

- Chain-Free Apartment Within This Converted Period Style Building
- Bright And Airy Open Plan Reception Room/Kitchen
- Double Bedroom With Useful Fitted Storage
- Bathroom With Three Piece Suite
- Private Allocated Parking Space, Additional Visitor Parking

Tenure: Leasehold EPC Rating: E  
Council Tax Band: B Service Charge: 1452.00  
Ground Rent: 420.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£74,995**

A Perfect First Time Home Or Buy-To-Let Investment, A Tastefully Presented Apartment With No Chain, Ideally Situated In The Heart Of Llanharan With Excellent Access To Local Amenities!

**Entrance Hall  
Reception Room/Kitchen  
Bedroom  
Bathroom  
Off St Parking**



**view this property online** [allenandharris.co.uk/Property/TBG110863](http://allenandharris.co.uk/Property/TBG110863)



**Property Ref:**  
TBG110863 - 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.

  
allen & harris



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