

Payton
Jewell
Caines



93 Ffordd Dol Y Coed, Llanharan – CF72 9WA

Pontyclun

£298,000



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Llanharan, Pontyclun

Welcome to this inviting three bedroom semi detached house, perfect for families or anyone looking for a comfortable and stylish home. Step inside to find a bright and welcoming hallway that leads you through to a well presented living space. The kitchen diner is ideal for both every-day meals and entertaining friends, offering plenty of room for a dining table and direct access to the rest of the home. Upstairs, you'll find three spacious bedrooms, including a master bedroom with its own en suite for that added touch of privacy and convenience. The family bathroom is located on the first floor, while a handy downstairs WC is perfect for guests. Every room is tastefully decorated, so you can move straight in without any hassle. The property also benefits from driveway parking and a garage, giving you plenty of space for vehicles or extra storage. This is a lovely home that's ready for new owners to enjoy, with a practical layout and modern finishes throughout. Don't miss your chance to view this fantastic property that combines comfort, style and convenience in one package. Book your viewing today and see for yourself what makes this house so special.





- Three bedroom semi detached house
- Well presented throughout
- Kitchen /diner
- First floor bathroom and downstairs WC
- Master bedroom with en suite
- Good size enclosed rear garden
- Driveway parking and garage

Entrance

Via composite door with frosted double glazed panel into the entrance hall.

Entrance hall

Plastered, emulsioned and coved ceiling with inset chrome spot lights and smoke alarm. Plastered and emulsioned walls and tiled flooring. Doors leading to the WC, lounge and kitchen/diner. Stairs leading to the first floor.

Downstairs WC

5' 8" x 2' 11" (1.72m x 0.89m)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls with tiling to the splash back areas and a continuation of the tiled flooring. Two piece suite comprising wall mounted ceramic sink with chrome mixer tap and low level WC. Frosted PVCu double glazed window overlooking the side and radiator.



Lounge

16' 3" x 10' 9" (4.96m x 3.27m)

Plastered and emulsioned ceiling with inset chrome spot lights, plastered and emulsioned walls with one feature papered wall and fitted carpet. PVCu double glazed window overlooking the front and radiator. Doors leading to under stairs storage cupboard, one housing a tumble dryer.

Kitchen/diner

17' 8" x 10' 2" (5.38m x 3.10m)

Plastered, emulsioned and coved ceiling with inset spot lights, plastered and emulsioned walls and a continuation of the tiled flooring. A range of base units in white gloss with complementary square edge wood effect laminate work tops. Inset four ring electric hob with black glass splash back and overhead chrome extractor fan. Integrated oven and microwave oven, gas combination boiler housed within a unit and integrated fridge/freezer. Inset one and half stainless steel sink with chrome mixer tap, space for good size table and chairs. PVCu double glazed French doors leading out to the rear garden and PVCu double glazed window overlooking the rear.

Landing

Via stairs with fitted carpet and handrail. Plastered, emulsioned and coved ceiling with inset chrome spot lights and smoke alarm. Pendant light, loft access, plastered and emulsioned walls, radiator and fitted carpet. Doors leading to three bedrooms, family bathroom, storage cupboard and over stairs storage cupboard housing the hot water tank.

Master bedroom

12' 1" x 9' 11" (3.68m x 3.03m)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls and fitted carpet. PVCu double glazed window overlooking the front and radiator. Double built in wardrobe with sliding doors and door leading to the en suite.

En suite

6' 11" x 4' 1" (2.12m x 1.24m)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, extractor fan, plastered and emulsioned walls and vinyl flooring in wood effect. Three piece suite comprising low level WC, wall mounted sink with chrome mixer tap and fitted mirror and fully tiled walk in shower with sliding glass screen and overhead chrome mixer shower. Chrome towel rail radiator.

Bedroom 2

10' 3" x 9' 11" (3.12m x 3.01m)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls and fitted carpet. PVCu double glazed window overlooking the rear and radiator.

Bedroom 3

10' 5" x 7' 6" (3.17m x 2.29m)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, plastered and emulsioned walls and fitted carpet. PVCu double glazed window overlooking the rear and radiator.

Bathroom

6' 7" x 5' 7" (2.00m x 1.69m)

Plastered, emulsioned and coved ceiling with inset chrome spot lights, extractor fan, plastered and emulsioned walls with tiling to the splash back areas and vinyl flooring in wood effect. Three piece suite comprising wall mounted ceramic sink with chrome mixer tap and wall mounted mirror, low level WC and bath with chrome mixer tap and overhead chrome mixer shower and folding glass screen. PVCu frosted double glazed window overlooking the front and chrome towel radiator.

Outside

Good sized enclosed and private low maintenance rear garden laid to Indian sandstone patio and outside lighting. To the front there is a pathway leading to the front door with overhead canopy, outside lighting, driveway parking for 3 vehicles leading to the garage accessed via a traditional up and over door. Outside tap and area laid to decorative stone.







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