



Maywood, Pontyclun CF72 9PZ

 allen & harris

welcome to

Maywood, Pontyclun

We're excited to offer for sale this idyllic house, on a peaceful cul-de-sac near local shops and transport links. With Stunning South Facing Gardens, Garage And Generous Internal Accommodation, This Tastefully Presented Link Semi-Detached House Is Sure To Impress!

Entrance Hall

Via double glazed door and windows, built in storage, split level for ground floor and first floor

Reception Room One

13' 5" widest x 13' 3" widest (4.09m widest x 4.04m widest)

Double glazed window to front aspect, radiator, electric fire, opening to reception room two

Reception Room Two

9' 4" widest x 8' widest (2.84m widest x 2.44m widest)

Double glazed doors to rear garden, access to kitchen

Kitchen

9' 4" widest x 8' 2" widest (2.84m widest x 2.49m widest)

Range of wall and base units, work surfaces, stainless steel sink and drainer with mixer tap, oven and gas hob with cooker hood, space for appliances, radiator, double glazed window to rear and double glazed door to garden

Cloakroom - W/C

Comprising low level w/c, vanity wash basin, extractor fan, radiator

Bedroom One

12' 10" widest x 10' 6" widest (3.91m widest x 3.20m widest)

Double glazed window to front aspect, radiator

Bedroom Two

10' 1" widest x 9' 9" widest (3.07m widest x 2.97m widest)

Double glazed window to rear aspect, radiator

Bedroom Three

8' 5" widest x 6' 5" widest (2.57m widest x 1.96m widest)

Double glazed window to rear aspect, radiator

Bathroom

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window and heated towel rail

Driveway

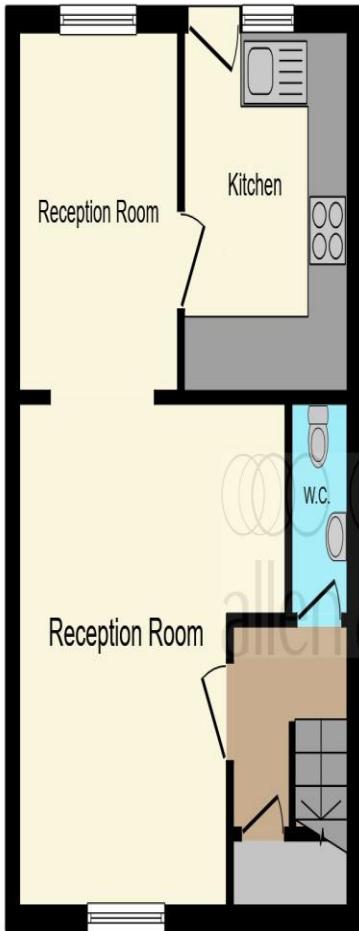
Rear Gardens

Laid partly to lawn, paved seating area, flower beds, boundary fences, greenhouse and shed

Garden Room

9' x 9' (2.74m x 2.74m)

With mains power, electric and wi-fi



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



**welcome to
Maywood,
Pontyclun**

- Spacious Link Semi-Detached House In A Peaceful Cul-De-Sac
- Two Reception Rooms (Open Plan)
- Separate Kitchen With Some Fitted Appliances
- Three Well-Proportioned Bedrooms
- First Floor Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£240,000



view this property online allenandharris.co.uk/Property/TBG110401



Property Ref:
TBG110401 - 0009

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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