

1 Laurel Dene, Llanharry, CF72 9JN

£175,000

An end terrace house located in the picturesque village of Llanharry, nestled within Laurel Dene development. This well-presented property is an ideal opportunity for first-time buyers or families seeking a comfortable and inviting home.

As you step inside, you will be greeted by an open plan ground floor that seamlessly combines the living and dining areas, creating a spacious and airy atmosphere. The fitted kitchen comes complete with appliances, making it perfect for those who enjoy cooking and entertaining. Additionally, the convenience of a ground floor WC adds to the practicality of this lovely home.

The property boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The layout is thoughtfully designed to ensure comfort and functionality, catering to the needs of modern life.

Situated in a village location, this home is conveniently close to local amenities, shops & schools, allowing for easy access to everyday necessities.

In summary, this end terrace house in Llanharry presents a wonderful opportunity for buyers seeking a well-maintained home in a charming village setting. With its open plan living space, three bedrooms, and proximity to local amenities, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your new home.

Entrance Hall



Double glazed entrance door and side panel, radiator, staircase to first floor.

Open Plan Living/Kitchen 26'6" x 14'4" (8.08 x 4.39)



Double glazed windows to front and rear, gloss base and larder units, single drainer sink unit, central island with ceramic hob, electric oven, integral dishwasher and microwave, three radiators, laminated wood flooring, understairs cupboard with wall mounted gas combination boiler and space for washing machine.

Rear Lobby

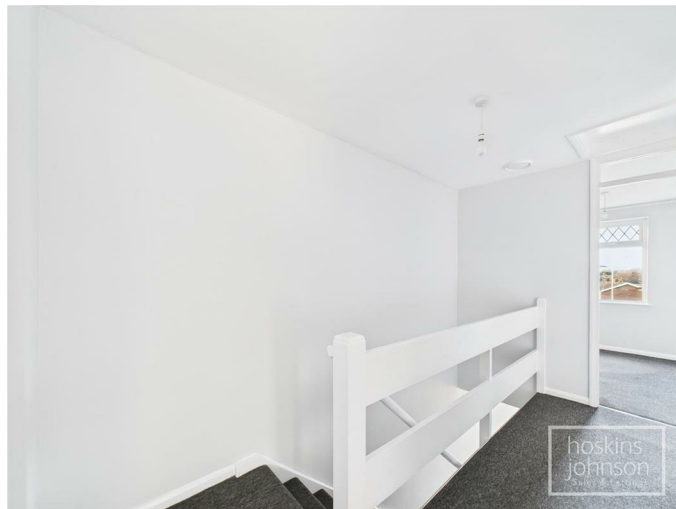
Double glazed door leading out to the garden, radiator, laminated wood flooring.

Cloaks/WC



WC, wash hand basin, part tiled walls, tiled floor, window to rear.

First Floor Landing



Airing cupboard with radiator, attic access.

Bedroom 1 12'4" x 10'5" (3.78 x 3.20)



Double glazed window to front, radiator.

Bedroom 2 11'3" x 9'9" (3.43 x 2.99)



Double glazed window to rear, radiator, built in wardrobes.

Bedroom 3 8'5" x 6'10" (2.59 x 2.09)



Double glazed window to front, radiator.

Bathroom/WC



Modern three piece suite in white comprising panelled bath with mains shower, wc, wash hand basin, heated towel rail, part tiled walls, tiled floor, double glazed window to rear.

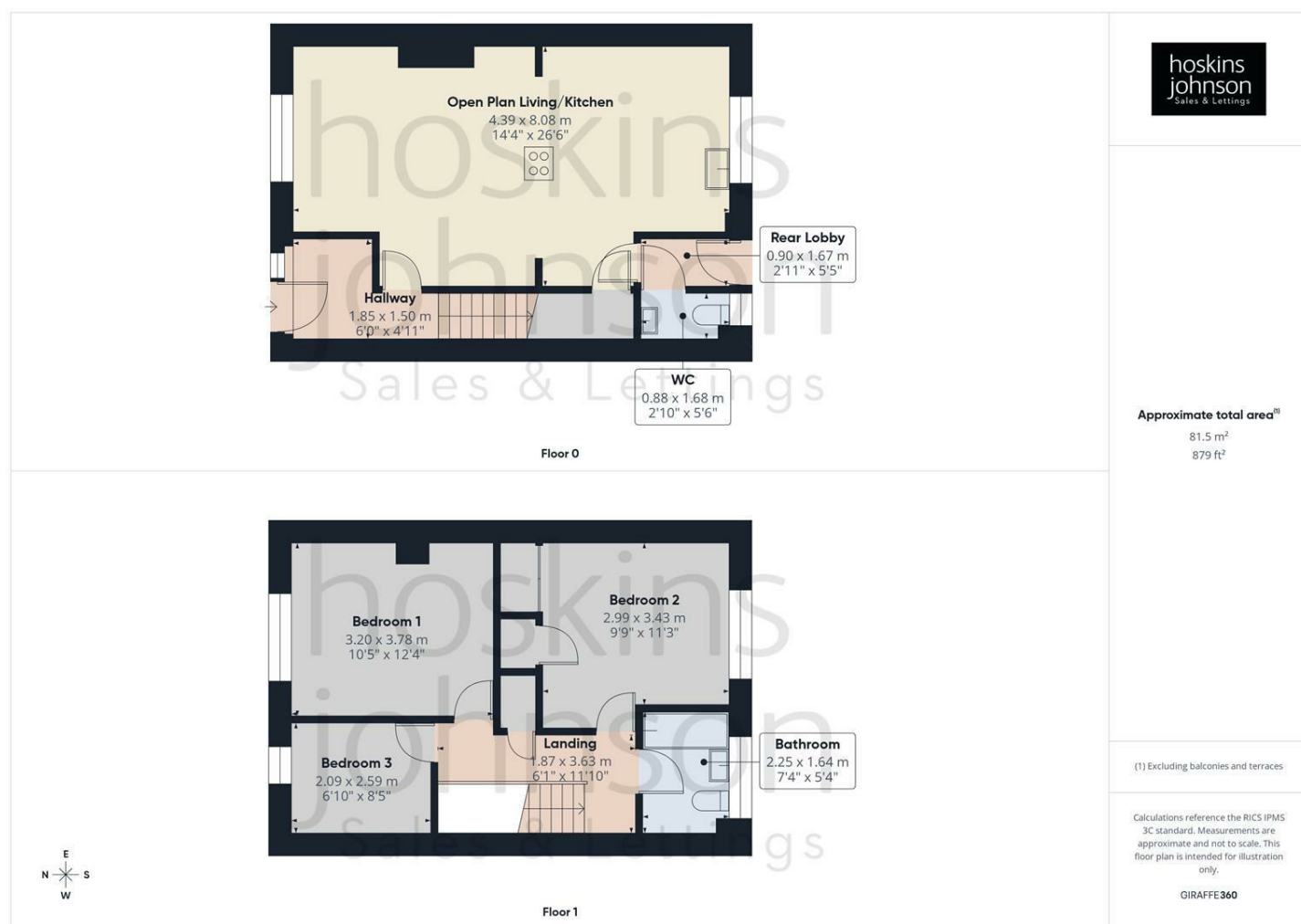
Outside



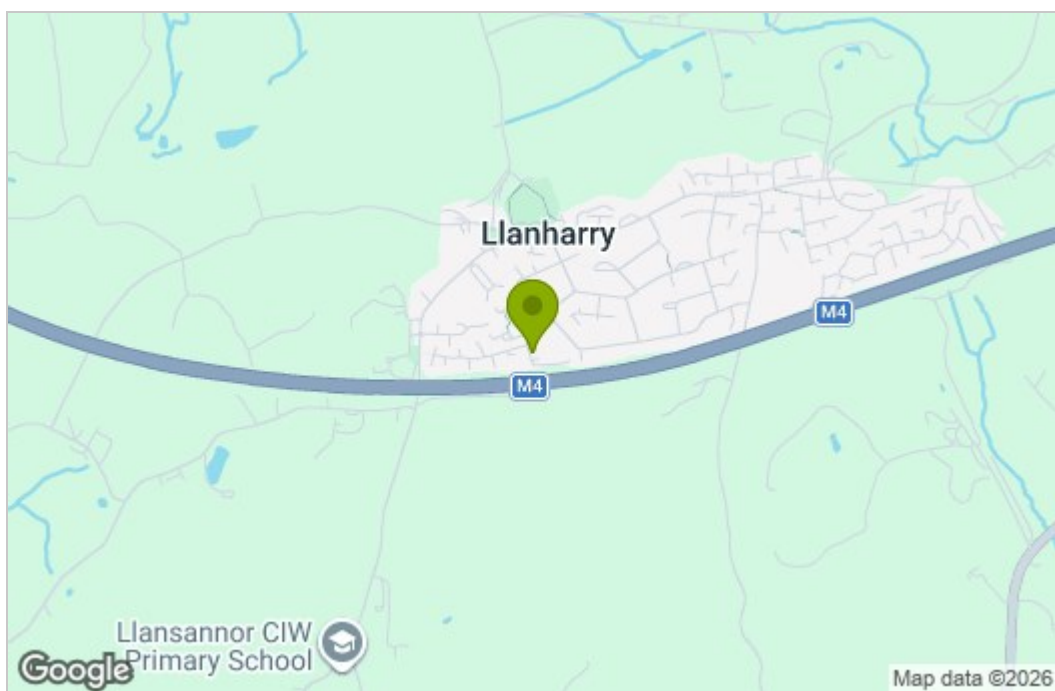
Open plan front garden.


Paved rear garden with storage shed and side access.


Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		EU Directive 2002/91/EC	
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>		EU Directive 2002/91/EC	
England & Wales			

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