



## St. Peters Close, £250,000

- Corner plot location
- Open-plan living space
- Loft room
- Close to railway and motorway
- 
- EPC Rating: C



 3  1  2





## About the property

For sale is this three-bedroom semi-detached house, situated on a corner plot in Llanharan, Pont-y-Clun. The property is neutrally decorated, offering a blank canvas for first-time buyers and families alike. With two reception rooms—one featuring an open-plan layout and the other providing views over the garden—there's a versatile sense of space ideal for everyday living and entertaining.

The kitchen is well-appointed with a good amount of natural light, making it a pleasant space for cooking and family gatherings. Accommodation includes two double bedrooms, giving flexibility for occupants and guests, alongside a handy loft room and a double garage for extra storage or parking. Llanharan is well-served by local amenities, such as shops, cafés, and essential services, while local schools are within easy reach—making the area popular with families. For those who love the outdoors, there are several green spaces including Llanharan Park and scenic walking trails nearby.

Public transport is convenient with Llanharan railway station close by. Regular services connect you to Cardiff in around 20 minutes, making commuting straightforward. The M4 motorway is also accessible for those who travel by car, linking you to central Cardiff, Bridgend, and surrounding areas.

This home offers practical living with easy access to transport, schools, and green spaces, meeting the needs of families and first-time buyers.

## Accommodation

### Living Room

24' 3" x 11' 2" ( 7.39m x 3.40m )

### Kitchen

10' 4" x 8' 2" ( 3.15m x 2.49m )



### **Bedroom One**

13' 1" x 10' 6" ( 3.99m x 3.20m )

### **Bedroom Two**

10' 6" x 10' 2" ( 3.20m x 3.10m )

### **Bedroom Three**

7' 3" x 7' 3" ( 2.21m x 2.21m )

### **Loft Room**

17' 9" x 13' 1" ( 5.41m x 3.99m )

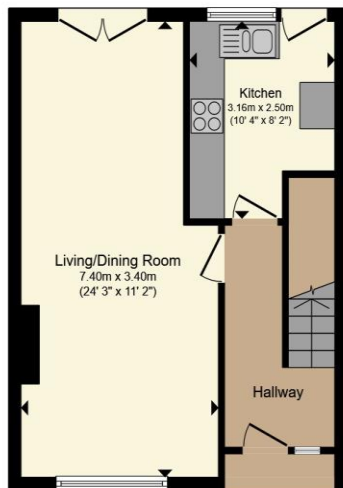


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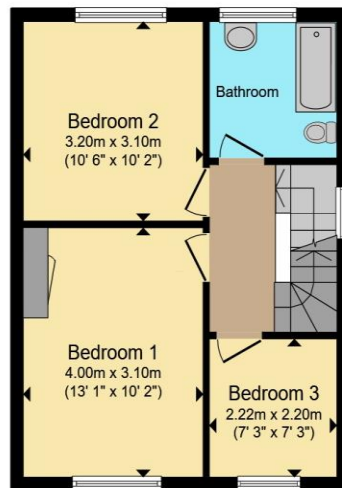
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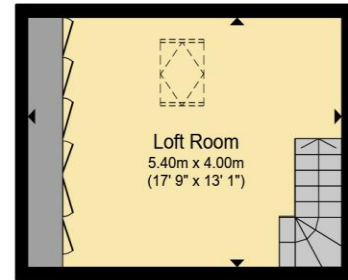
## Floorplan



Ground Floor



First Floor



Second Floor

Total floor area 100.4 m<sup>2</sup> (1,081 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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