

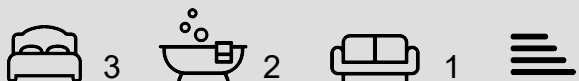


## Maes Cantref, Llanilid, Pontyclun

£305,000

Council Tax: E

Tenure: Freehold



For sale: a three-bedroom detached house in Pontyclun, ideally suited to families and first-time buyers seeking an immaculate home in a well-connected urban area.

The property offers two reception rooms, providing flexible living and dining space, along with a separate kitchen and two bathrooms. Externally, there is off-street parking, a single garage and a private garden. A garden office adds a useful, self-contained workspace or hobby room, supporting home working or study. The home falls within Council Tax Band E.

Situated in Llanilid, near Llanharan, the property benefits from a range of local amenities including supermarkets, independent shops, cafés and pubs in and around Llanharan and Talbot Green. Green spaces and walking routes are accessible nearby, offering opportunities for recreation.

- Immaculate three-bedroom detached family home
- Private garden with bar / office
- Separate kitchen plus two bathrooms
- Near Llanharan railway station
- Access to nearby primary and secondary schools
- Two versatile reception rooms
- Off-street parking and single garage
- Well-connected to Cardiff and Bridgen
- Close to supermarkets, cafés and pubs
- Sought-after location

