



**Portreeve Close, Llantrisant Pontyclun CF72 8DU**

## welcome to Portreeve Close, Llantrisant Pontyclun

- An Executive Detached House In A Prime Location
- Two Reception Rooms
- Impressive Open Plan Kitchen/Diner, Ideal For Hosting Family & Friends
- Four Well-Proportioned Bedrooms
- First Floor Shower Room, En-Suite Bathroom, Additional Ground Floor W/C

Tenure: Freehold EPC Rating: D  
Council Tax Band: F

# £450,000

A Stunning Detached House In A Highly Sought After Location, Benefiting From A Stylish Open Plan Kitchen/Diner, Generous Rooms And Impressive Gardens. We're delighted to offer for sale this tasteful executive house, ideally situated within easy reach of numerous local shops.



### Entrance Hall

### Reception Room One

18' 4" widest x 11' 10" widest ( 5.59m widest x 3.61m widest )

### Reception Room Two

16' 4" widest x 7' 11" widest ( 4.98m widest x 2.41m widest )

### Kitchen/Diner

23' 7" widest x 14' 5" widest ( 7.19m widest x 4.39m widest )

### Utility Room

8' widest x 5' 8" widest ( 2.44m widest x 1.73m widest )

### Cloakroom - W/C

### Bedroom One

14' 10" widest x 11' 10" widest ( 4.52m widest x 3.61m widest )

### En-Suite

### Bedroom Two

14' 5" widest x 11' 2" widest ( 4.39m widest x 3.40m widest )

### Bedroom Three

8' 9" widest x 8' 2" widest ( 2.67m widest x 2.49m widest )

### Bedroom Four

9' 4" widest x 8' 5" widest ( 2.84m widest x 2.57m widest )

### Shower Room

### Driveway

### Integral Garage

### Rear Gardens

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#### Property Ref:

TBG110547 - 0006

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