

**Payton
Jewell
Caines**



3 Poets Way, Llanharan – CF72 9UZ
Pontyclun

£375,000



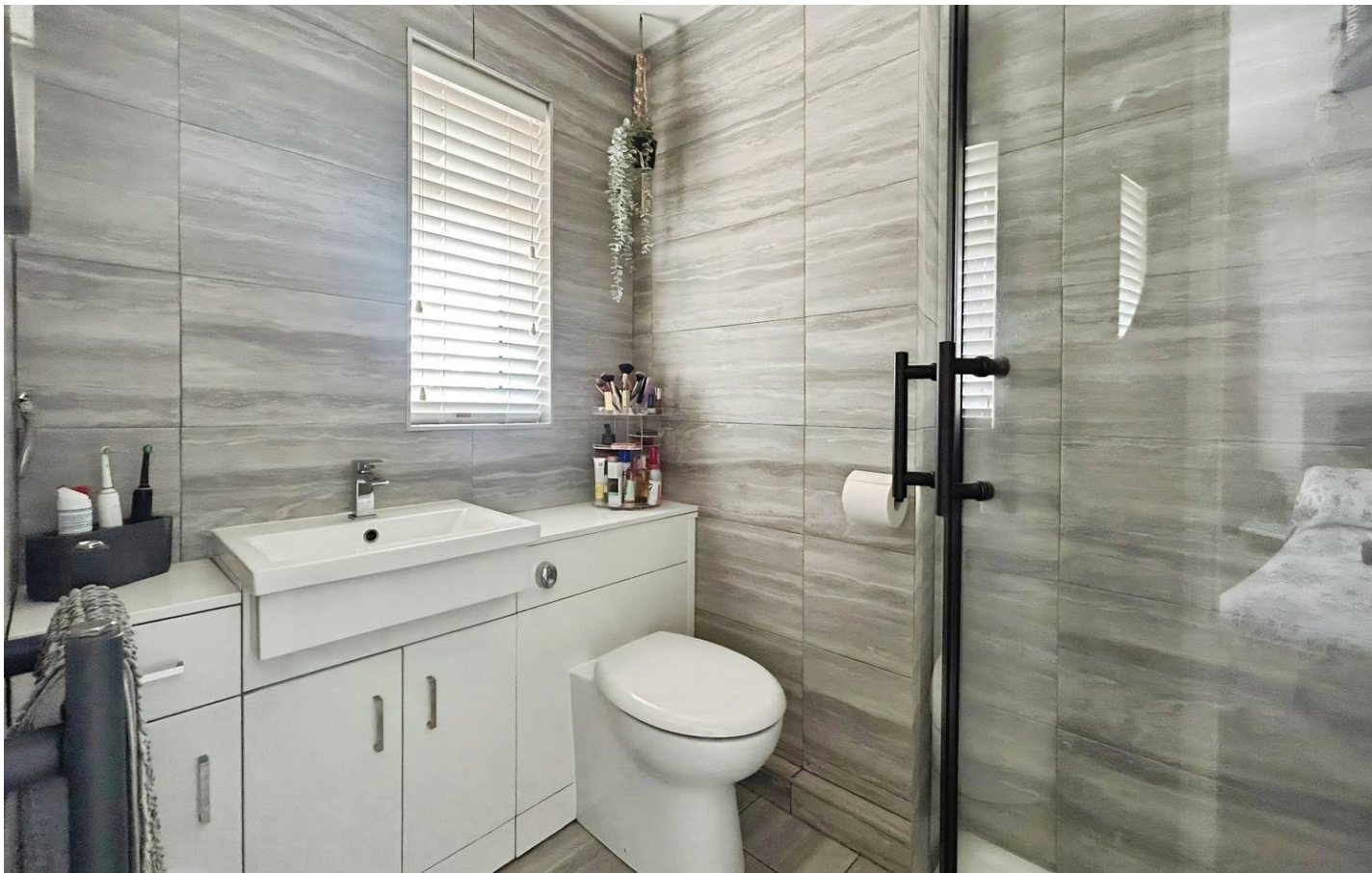
3 Poets Way

Llanharan, Pontyclun

Welcome to this inviting four bedroom detached house, perfect for families or anyone looking for extra space. Step inside to find a well presented interior with a welcoming hallway leading to a spacious living area, ideal for relaxing or entertaining guests. The modern kitchen offers plenty of storage and worktop space, making meal preparation a breeze, while the separate dining area is great for family meals or dinner parties. Each of the four bedrooms is a good size, providing comfortable retreats for everyone in the household, and the family bathroom is finished to a high standard. The property also benefits from a handy downstairs cloakroom and ample storage throughout. With driveway parking for multiple vehicles, you'll never have to worry about finding a spot after a long day. This home is offered with no onward chain, so you can move in as soon as you're ready (subject to the usual legal processes). Whether you're upsizing, relocating or simply looking for a fresh start, this well maintained property ticks all the boxes. Don't miss your chance to view this fantastic home - contact us today to arrange a viewing.

- 4 bedroom detached property
- Driveway parking
- Landscaped back garden
- Well presented throughout
- No onward chain
- Quiet cul de sac location
- Close to M4 corridor





Entrance

Via composite door.

Hallway

Emulsion ceiling and walls and centre light.

Reception two

7' 5" x 16' 1" (2.26m x 4.89m)

Emulsion ceiling and walls, spot lights, laminate floor, radiator, and UPVC window.

Reception one

13' 1" x 16' 4" (3.99m x 4.99m)

Emulsion ceiling and walls, centre light, smoke alarm, UPVC box bay window, two radiators, laminate flooring, feature media wall, alcove and understairs storage and staircase leading to first floor.

Kitchen / Diner

8' 11" x 16' 9" (2.73m x 5.11m)

Via archway from reception one. Emulsion ceiling and walls, centre light and spot lights, laminate flooring, wall and base units, tiled splashback, integrated dishwasher, freezer, newly fitted oven and hob, space for free standing fridge freezer, one and a half bowl sink, UPVC window and radiator.



Utility

4' 9" x 4' 9" (1.45m x 1.44m)

Laminate floor, emulsion ceiling and walls, centre light, space for washing machine and tumble drier, wall units with one housing the combination boiler.

Downstairs W.C

3' 7" x 4' 9" (1.08m x 1.46m)

Emulsion ceiling and walls, tiled flooring, radiator, obscured window, W.C, hand wash basin set within a vanity unit, and centre light.

Conservatory

8' 7" x 15' 3" (2.61m x 4.66m)

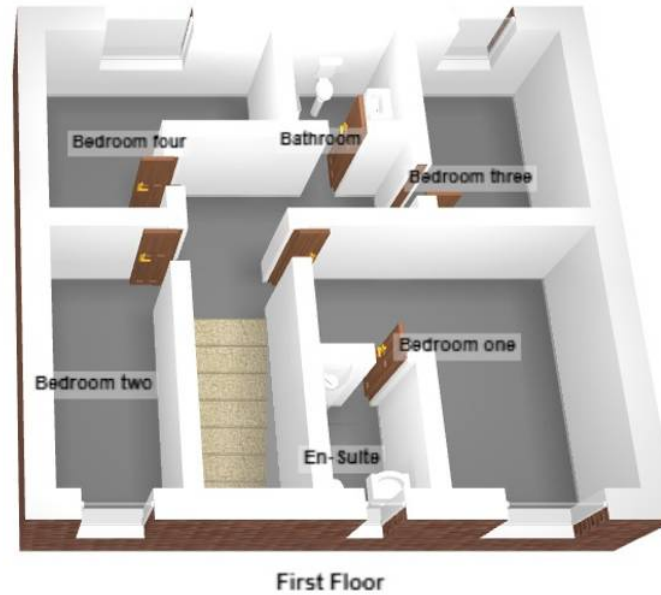
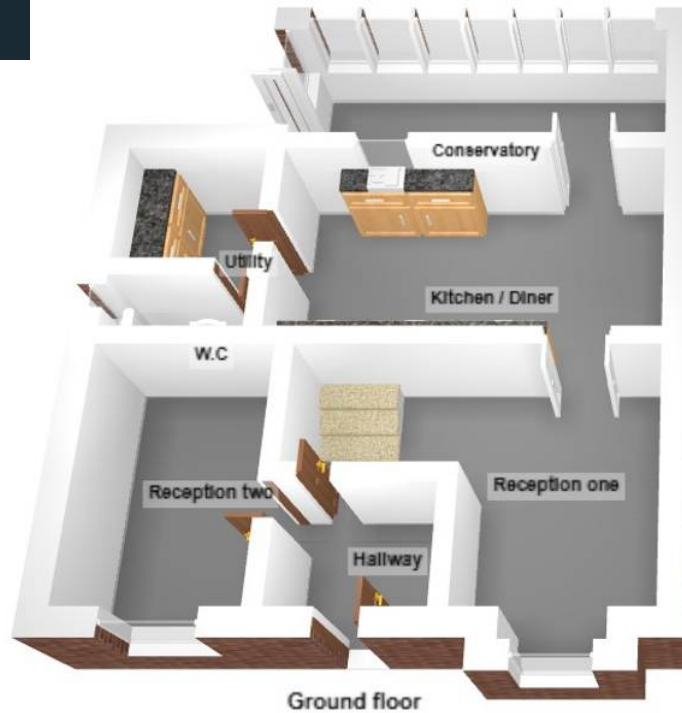
Vaulted ceiling with centre light, emulsion ceiling and walls, fitted carpet, wrap around UPVC windows and French doors.

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