



Hafod Wen, Tonyrefail PORTH CF39 8LB

welcome to

Hafod Wen, Tonyrefail PORTH

- Well-Presented Townhouse In A Popular Development
- Spacious Reception Room And Stylish Kitchen, Separate Utility Room
- Conservatory Extension
- Two Further Ground Floor Rooms (No Regs For Conversion)
- Bathroom And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£185,000

A Wonderful Family Home Arranged Over Three Floors, Including Conservatory Extension, Off Street Parking And Tasteful Presentation Throughout! With convenient access to local amenities/transport links, this is an impressive home not to be missed!



Entrance Hall

Additional Room One

10' 4" widest x 8' 8" widest (3.15m widest x 2.64m widest)

Additional Room Two

8' 9" widest x 8' 3" widest (2.67m widest x 2.51m widest)

Utility Room

Ground Floor W/C

Reception Room

18' 11" widest x 13' 4" widest (5.77m widest x 4.06m widest)

Kitchen

Conservatory

9' 5" widest x 7' 7" widest (2.87m widest x 2.31m widest)

Bedroom One

9' 6" widest x 8' 8" widest (2.90m widest x 2.64m widest)

Bedroom Two

9' 5" widest x 8' 9" widest (2.87m widest x 2.67m widest)

Bedroom Three

7' 7" widest, some restricted h/h x 6' 3" widest, some restricted h/h (2.31m widest, some restricted h/h x 1.91m widest, some restricted h/h)

Bathroom

Driveway

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110558



Property Ref:
TBG110558 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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