



## Lonydd Glas, £280,000

- 4 Bedrooms
- 3 Floors
- No Ongoing Chain
- Ideal Family Home
- Close To Amenities
- EPC Rating: Awaited



 4  2  2





## About the property

A well presented 4 bedroom semi-detached family home offered for sale with no ongoing chain. Situated in Llanharan an area with a direct train station to Cardiff/Bridgend, local shops, cafes, takeaways, and pubs around a central square. Amenities include primary schools (Ysgol Dolau, Llanharan Primary), a Welfare Hall, community drop-in centre, and nearby access to supermarkets in Talbot Green. The accommodation is set over 3 floors and the layout comprises; entrance hall, lounge, conservatory, cloakroom and kitchen to the ground floor. To the first floor there are 3 bedrooms and a family bathroom and to the second floor master bedroom with en-suite. To the outside there is a fully enclosed and private rear garden. The property further benefits; gas central heating, off road parking and a garage. Please call Peter Alan to arrange a viewing or request 24/7 on our website.

## Accommodation

### Entrance Hall

### Cloakroom

### Lounge

16' 3" Max x 11' 7" Max ( 4.95m Max x 3.53m Max )

### Kitchen/Diner

13' 9" x 9' 4" ( 4.19m x 2.84m )

### Conservatory

10' 8" x 8' 3" ( 3.25m x 2.51m )





## Landing

### Bedroom One

21' 8" Max x 10' 3" Max ( 6.60m Max x 3.12m Max )

### En Suite

### Bedroom Two

10' 7" x 9' 10" ( 3.23m x 3.00m )

### Bedroom Three

11' 2" x 9' ( 3.40m x 2.74m )

### Bedroom Four

7' 5" x 6' 6" ( 2.26m x 1.98m )

### Bathroom

## Rear Garden

### Parking

### Garage

18' 2" x 9' 4" ( 5.54m x 2.84m )

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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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