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19 Meadow Way

Tyla Garw

Pontyclun

CF72 9FS

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19 Meadow Way

Asking price **£149,950**

A purpose-built two double bedroom ground floor apartment in a sought after position enjoying views over neighbouring woodland and fields.

Two double bedroom ground floor apartment

Peaceful position on periphery of development enjoying Views into Woodlands and fields

Modern development within walking distance of Pontyclun village Centre

Open plan kitchen/dining/living room

Both bedrooms with built-in wardrobe cupboards

Bedroom one with ensuite shower room

Family bathroom

Allocated parking space

Sold with vacant possession and no upward chain

Viewings highly recommended





This modern, purpose-built, two double bedroom ground floor apartment is situated in an enviable position on the periphery of this conveniently located development, enjoying views into neighbouring woodland and fields. The property is within walking distance to Pontyclun village centre with an extensive range of amenities and services including a train station with direct service to Cardiff central station.

Secure communal hallways lead into the apartment.

The ENTRANCE HALL with large airing/storage cupboard off, has white laminate flooring which continues into the main reception room. The dual aspect KITCHEN/ DINING/ LIVING ROOM has French doors with glazed side panel, giving access to the communal garden and enjoying views into woodland, plus a further window to side with plantation shutters fitted. Within the kitchen area is a fitted range of high gloss, black base larder and wall-mounted units. Integrated fan, assisted oven with four burner gas hob and cooker hood over, fridge/freezer, and washing machine.

Bedroom one and two both enjoy views over the communal gardens into woodland. BEDROOM ONE has built-in wardrobe cupboards with fitted hanging rail and hat shelf over. It benefits from an EN-SUITE SHOWER ROOM housing, a white three-piece suite including a fully tiled corner shower cubicle with mains power shower fitted. BEDROOM TWO has fitted wardrobe units and laminate wood flooring. The BATHROOM has a white three-piece suite with panel bath, low-level WC and pedestal wash and basin with splashback tiling to dado height.

Outside, the development has communal gardens, bin and bike stores. The apartment has one allocated parking space.





Directions

From Junction 34 of the M4 travel north signposted Llantrisant. Continue on the dual carriageway to the roundabout and turn left. Proceed over the next roundabout and through the traffic lights. At the next roundabout, take the first exit, and then left again at the roundabout onto Pencoedcae Lane. Proceed over the railway crossing and turn left. At the mini roundabout, turn left and follow this road through Ely Valley business park. Turn right and follow this road into the development taking the second right hand turning into Meadow Way number 19 is situated in the first block of apartments on the left-hand side.

What3words: goodbyes.bulk.excusing

Tenure

Leasehold

Services

Mains water, drainage, gas and electricity
Council Tax Band C
EPC Rating
Service charge £147 per month
Ground rent £180 per year
125 year Lease from 2009

AWAITING EPC

Viewing strictly by
appointment through
Herbert R Thomas

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59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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