



Carmarthen Drive, Tonteg Pontypridd CF38 1HY

welcome to
Carmarthen Drive, Tonteg
Pontypridd

- Semi-Detached House In A Popular Location
- Driveway And Garage
- Open Plan Reception Room
- Separate Kitchen
- Three Bedrooms

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

offers in the region of
£240,000

With No Onward Chain And Fantastic Location Toward The End Of A Small Cul-De-Sac, This Tasteful Semi-Detached House Could Be Your Ideal Family Home!



Entrance Hall

Reception Room

23' 7" widest x 13' 4" widest (7.19m widest x 4.06m widest)

Kitchen

18' 5" widest x 7' 3" widest (5.61m widest x 2.21m widest)

Cloakroom - W/C

First Floor Landing

Bedroom One

12' 9" widest x 9' 10" widest (3.89m widest x 3.00m widest)

Bedroom Two

10' 11" widest x 9' 11" widest (3.33m widest x 3.02m widest)

Bedroom Three

9' 8" widest x 6' 6" widest (2.95m widest x 1.98m widest)

Bathroom

Driveway

Garage

Rear Gardens

view this property online allenandharris.co.uk/Property/TBG110630



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.

Property Ref:
TBG110630 - 0003



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