



Ynysddu, Pontyclun CF72 9UE

welcome to

Ynysddu, Pontyclun

Your Perfect Family Home Is Now On The Market, A Spacious Detached House Set On An Envidable Plot, With Excellent Access To Local Shops And The Revered Y Pant School..

Properties of this nature are rare to the market, we recommend calling early to secure your viewing!

Entrance Hall

Via front door, double glazed window to front aspect, radiator, stairs to first floor and doors to all rooms

Ground Floor Cloakroom - W/C

Comprising low level w/c, vanity wash basin, obscure double glazed window, radiator

Reception Room One

Double glazed window to front aspect, radiator, access to reception room two

Reception Room Two

Access to both conservatory and kitchen/breakfast room, radiator

Conservatory

Double glazed windows to rear and side aspect, double glazed door to rear gardens

Kitchen/Breakfast Room

Range of wall and base units, work surfaces, sink and drainer with mixer tap, breakfast bar, oven and grill, gas hob, double glazed window to rear aspect, door to utility room

Utility Room

Sink with mixer tap, double glazed window to rear aspect and double glazed door to rear garden, space for appliances, radiator

First Floor Landing

Stairs from ground floor, loft access, doors to all rooms

Bedroom One

Double glazed windows to front aspect, radiator, wardrobes, door to en-suite

En-Suite

Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Obscure double glazed window and radiator

Bedroom Two

Double glazed window to rear aspect, radiator

Bedroom Three

Double glazed window to rear aspect, radiator

First Floor Bathroom

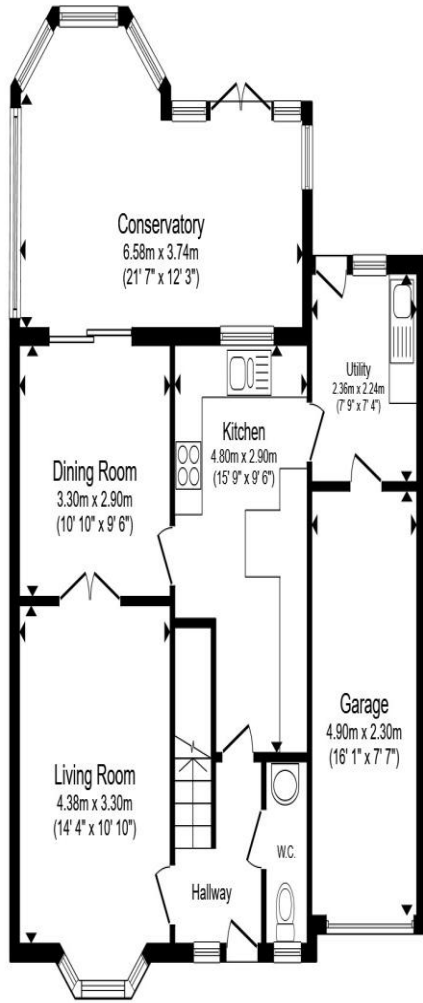
Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Obscure double glazed window and radiator

Driveway

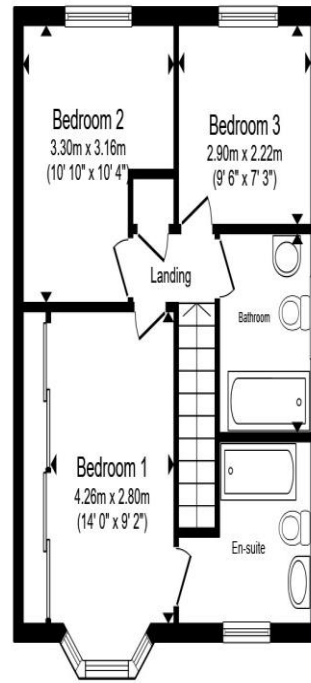
Off street parking to front

Integral Garage Rear Gardens

Laid mainly to lawn, mature fruit trees and shrubbery, magnolia trees, decked seating area, boundary fences, westerly facing



Ground Floor



First Floor

Total floor area 124.8 m² (1,344 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Ynysddu,
Pontyclun

- Detached House In A Sought-After Location
- Ideally Situated In A Small Cul-De-Sac Near Local Amenities
- Two Reception Rooms And Conservatory
- Open Plan Kitchen/Breakfast Room, Separate Utility Room
- Three Well-Proportioned Bedrooms

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

£399,995



view this property online allenandharris.co.uk/Property/TBG110650



Property Ref:
TBG110650 - 0004

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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