



Lonydd Glas, Llanharan Pontyclun CF72 9FW

welcome to

Lonydd Glas, Llanharan Pontyclun

- An Exceptional Detached House
- Generous Reception Room With Views Over The Rear Gardens
- Open Plan Kitchen/Breakfast Room
- Three Bedrooms
- First Floor Bathroom, En-Suite Shower Room, Additional Ground Floor W/C

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

£260,000

The perfect fit for any professional family looking for their ideal long-term home. Your Dream Family Home Is Now On The Market, A Stunning Detached Residence With A Perfect Internal Layout, Set In A Coveted Modern Development Within Easy Reach Of Local Shops, Schools And Transport Links!



Entrance Hall

Cloakroom - W/C

Reception Room

15' 11" widest x 12' 7" widest (4.85m widest x 3.84m widest)

Kitchen/Diner

16' 1" widest x 10' 1" widest (4.90m widest x 3.07m widest)

First Floor Landing

Bedroom One

13' 5" widest x 12' 9" widest (4.09m widest x 3.89m widest)

En-Suite

Bedroom Two

8' 11" widest x 8' 11" widest (2.72m widest x 2.72m widest)

Bedroom Three

8' 6" widest x 6' 9" widest (2.59m widest x 2.06m widest)

Bathroom

Driveway

Garage

Rear Gardens

view this property online [allenandharris.co.uk/Property/TBG110505](https://www.allenandharris.co.uk/Property/TBG110505)



Property Ref:

TBG110505 - 0008

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.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

allen & harris



01443 237667



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,
Mid Glamorgan, CF72 8AE



allenandharris.co.uk