



Hunters Avenue

Llanharan Pontyclun, CF72 9UY

£240,000

- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- INTEGRAL GARAGE
- SUBSTANTIAL CORNER PLOT
- SPACIOUS LOUNGE

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**** NO ONWARD CHAIN * SUBSTANTIAL CORNER PLOT * THREE BEDROOMS * INTEGRAL GARAGE * SEMI DETACHED * KITCHEN/BREAKFAST ROOM * OFF ROAD PARKING ****

Sell Right Estate Agents are pleased to bring to the market this well-presented three bedroom semi-detached home located within a contemporary residential development in Llanharan. The property is conveniently situated within walking distance of a range of local shops, amenities, transport links and primary schools, and is just a short distance from Llanharan train station, offering excellent commuter access to Cardiff and Bridgend. The ground floor accommodation comprises of an entrance hallway, downstairs W.C, spacious lounge, dining room, kitchen/breakfast room and an integral garage. To the first floor, there is a landing area, family bathroom and three well-proportioned bedrooms, with built-in wardrobe space to the two larger bedrooms. Externally, the property benefits from generous garden space to both the front and rear, along with off-road parking provided by a driveway to the front of the property.

Tenure: Freehold

Council Tax Band: D

Annual Gross Council Tax Charge: £2236.89

Parking: Off Road Via Driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Mains fed gas

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

Double glazed door to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to downstairs W.C and lounge.

Downstairs W.C

UPVC double glazed window to front, plastered walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin with tiled splash backs.

Lounge 14' 6" x 15' 7" (4.42m x 4.74m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, opening to dining room, door to kitchen/breakfast room.

Dining Room 8' 8" x 7' 2" (2.63m x 2.18m)

UPVC double glazed doors to rear, plastered walls, textured ceiling, laminate flooring, radiator.

Kitchen/Breakfast Room 8' 8" x 16' 4" (2.63m x 4.98m)

UPVC double glazed window to rear, double glazed door to rear, plastered and tiled walls, textured ceiling, laminate flooring, radiator, wall and base units with laminate work tops, integrated oven and gas hob with over head extractor, stainless steel sink unit with mixer tap, doors to under stairs storage and garage.

First Floor Landing

UPVC double glazed window to side, plastered walls, textured ceiling, carpet flooring, doors to bathroom and three bedrooms.

Bathroom 6' 1" x 6' 0" (1.85m x 1.83m)

UPVC double glazed window to rear, tiled walls, textured ceiling, vinyl flooring, radiator, W.C, wash hand basin, panelled bath with over head shower.

Bedroom One 11' 1" x 9' 1" (3.37m x 2.78m)

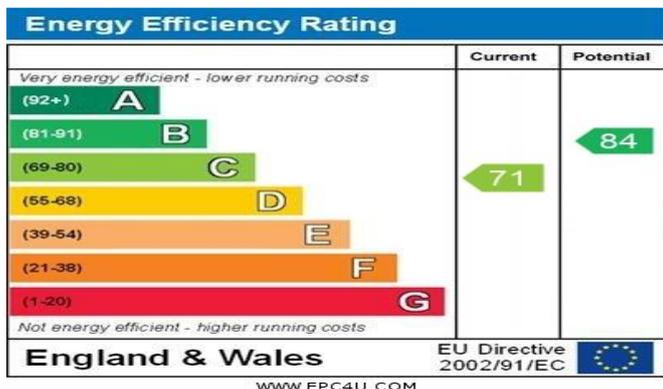
UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator, doors to built in wardrobes.

Bedroom Two 10' 1" x 9' 1" (3.07m x 2.78m)

UPVC double glazed window to rear, plastered walls, textured ceiling, carpet flooring, radiator, door to built in wardrobe.

Bedroom Three 6' 9" x 7' 2" (2.07m x 2.18m)

UPVC double glazed window to front, plastered walls, textured ceiling, carpet flooring, radiator.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.