Bridgend Road, Llanharan, Rhondda,
Cynon, Taff. CF72 9RA

£124,950

PAYTON
JEWELL
CAINES

Bridgend Road, Llanharan, Rhondda, Cynon, Taff. CF72 9RA

A well presented three bedroom mid terrace house benefiting from OFF ROAD PARKING to the rear via rear lane access. The property comprises TWO RECEPTION ROOMS, kitchen/breakfast room, two double bedrooms, one single bedroom and large family bathroom. Viewing recommended.

£124,950

- Three bed mid terraced house
- Kitchen/breakfast room
- Two reception rooms
- Rear lane access for off road parking
- Close to Llanharan train station, EPC-C
- No ongoing chain / viewing recommended

DESCRIPTION

A three bedroom mid terraced house comprising two reception rooms, kitchen/breakfast room, large family bathroom and off road parking. The property is within walking distance of local shops, facilities and Llanharan train station. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Access via hardwood door into the entrance hall.

ENTRANCE HALL (15' 3" x 3' 3") or (4.66m x 0.98m)

Emulsioned and coved ceiling with one centre light, smoke detector, emulsioned walls, radiator and wood effect laminate flooring.

RECEPTION ROOM 1 (13' 1" x 12' 0") or (3.98m x 3.66m)

Emulsioned and coved ceiling with modern centre spot lights, emulsioned walls, radiator, PVCu double glazed window to front aspect and feature fireplace. Wood effect laminate flooring.

RECEPTION ROOM 2 (13' 11" x 11' 9") or (4.23m x 3.58m)

Emulsioned and coved ceiling with modern centre spot lights, emulsioned walls, radiator, PVCu double glazed window to rear aspect. Wood effect laminate flooring.

KITCHEN/BREAKFAST ROOM (13' 11" x 8' 11") or (4.24m x 2.71m)

Emulsioned ceiling with modern down lights, smoke detector and part tiled/part emulsioned walls, under stairs storage cupboard. A range of wall and base units in white with complementary work surface and wall mounted combination gas boiler. Space for freestanding washing machine, fridge/freezer, tumble dryer and dishwasher. Stainless steel single drainer sink, radiator and ceramic tiled flooring. Hardwood glazed door gives access to the rear garden.

LANDING

Via stairs with fitted carpet, handrail and open balustrade. Emulsioned and coved ceiling with one centre light, smoke detector and access into the attic space. Emulsioned walls, radiator and fitted carpet.

BATHROOM (13' 10" x 8' 9") or (4.21m x 2.66m)

Emulsioned ceiling with two centre lights and emulsioned walls with tiling to splash back areas. The large bathroom benefits from a corner bath, low level w.c. and pedestal wash hand basin with tiling to splash back areas and a fully tiled double shower enclosure with mains fed shower and glass shower door. Tile effect vinyl flooring and PVCu double glazed window with frosted glass to rear aspect.

BEDROOM 1 (14' 0" x 10' 4") or (4.26m x 3.14m)

Emulsioned ceiling with modern down lights, emulsioned walls with two wall lights, PVCu double glazed window to front aspect, double radiator and fitted carpet.

BEDROOM 2 (11' 4" x 9' 11") or (3.46m x 3.02m)

Emulsioned ceiling with modern centre spot light, emulsioned walls, radiator and fitted carpet. PVCu double glazed window to rear aspect that takes in the views across the playing fields and woodland beyond.

BEDROOM 3 (10' 10" x 6' 0") or (3.30m x 1.84m)

Emulsioned ceiling with centre light, emulsioned walls, radiator, PVCu double glazed window to front aspect and fitted carpet.

OUTSIDE

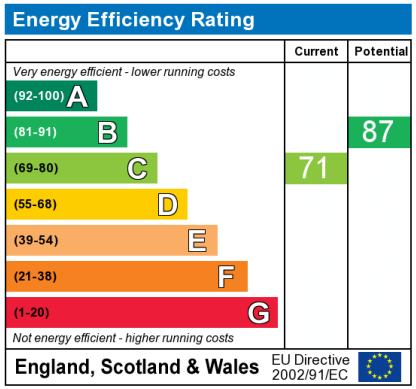
The rear garden is bound by breeze block walling, laid to patio with raised beds ideal for shrubs. Large double wooden gates give vehicle access from the rear lane to off road parking.

To the front the low maintenance courtyard is bound by breeze block walling, low wood panel fencing and natural stone walling. A wrought iron gate gives access to the path which leads to the front door.

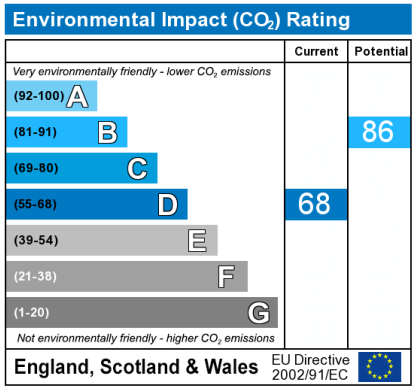
DIRECTIONS

From Pencoed take Felindre Road to the roundabout at the roundabout take the first left, at the next roundabout take the 2nd exit onto the A473 at the next roundabout take the 3rd exit onto New Road, stay on New Road which merges into Bridgend Road, continue along Bridgend Road, at the mini roundabout take the 2nd exit, at the next roundabout take the 2nd exit, continue along the road through LLanharan and the property can be found after the rugby club on your right hand side. To find via Sat Nav please enter the postcode not the property address.

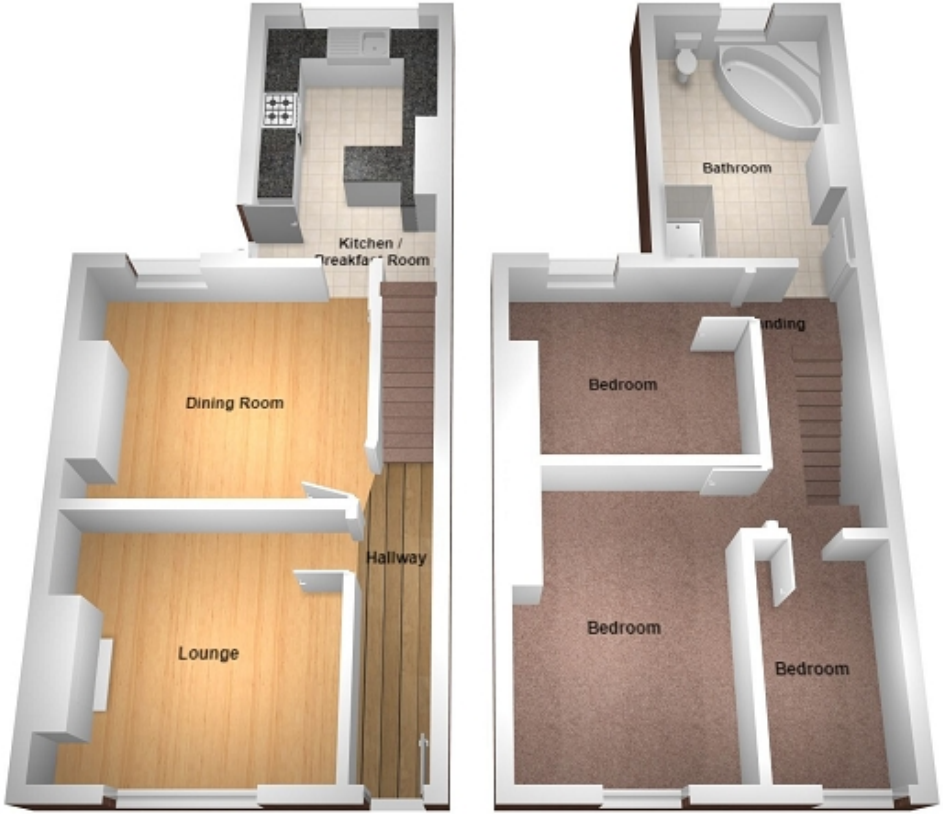
Floorplan & EPC



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.

PAYTON JEWELL CAINES

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