



Lantern Close, Llanharan, Pontyclun,
Rhondda, Cynon, Taff. CF72 9ZB

£290,000



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Lovely four bedroom DETACHED family home situated in the village of Llanharan and comprising entrance hall, downstairs w.c. lounge, kitchen/diner, utility room, EN SUITE to master bedroom, detached GARAGE and off road parking. Viewing highly recommended.

£290,000 - Freehold

- Well presented four bedroom detached house
- Kitchen/diner
- Downstairs w.c.
- En suite to master bedroom
- Low maintenance rear garden, EPC-C
- Garage and off road parking



DESCRIPTION

Introducing this lovely four bedroom detached family home located in the village of Llanharan which is within walking distance of local shops, facilities and Llanharan train station.

The property benefits from a good sized kitchen/diner, downstairs w.c. utility room, master bedroom with en suite shower room, detached garage and off road parking. Internal viewing highly recommended to fully appreciate.

ENTRANCE

Via PVCu composite front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls, fitted carpet, radiator and carpeted staircase leading to the first floor. Under stairs storage area and three doors leading off.

DOWNSTAIRS W.C. (2' 11" x 5' 8") or (0.90m x 1.73m)

Emulsioned ceiling and walls, fitted carpet, radiator and PVCu double glazed window with obscured glass to the front of the property. Two piece suite comprising low level w.c. and sink/pedestal.

KITCHEN/DINER (8' 6" x 21' 3") or (2.59m x 6.48m)

Emulsioned ceiling, part emulsioned/part tiled walls, two radiators, vinyl flooring and PVCu double glazed window to the front and rear of the property. A range of wall and base units with complementary work surface housing stainless steel sink drainer. Space for dish washer, integrated fridge/freezer and electric oven with grill and gas mounted hob with overhead extractor hood. Ample space for table and chairs. Door leading into the utility room.

UTILITY ROOM (4' 11" x 6' 7") or (1.51m x 2.01m)

Emulsioned ceiling, part emulsioned/part tiled walls, vinyl flooring and PVCu composite door leading out to the rear garden. Wall mounted combination gas boiler and base unit housing stainless steel sink drainer and plumbing for automatic washing machine.

LOUNGE (11' 7" x 21' 4") or (3.52m x 6.49m)

Emulsioned ceiling and walls, fitted carpet, radiator, PVCu double glazed window to the front of the property and French doors leading out to the rear.

LANDING

Emulsioned ceiling with loft access, emulsioned walls, fitted carpet, built in storage cupboard housing the hot water tank and five doors leading off.

MASTER BEDROOM (11' 7" x 11' 11") or (3.53m x 3.64m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator. Door leading to the en suite shower room.



EN-SUITE SHOWER ROOM (5' 0" x 5' 9") or (1.52m x 1.75m)

Emulsioned ceiling and walls, vinyl flooring and PVCu double glazed window with obscured glass to the rear of the property and radiator. Three piece suite comprising low level w.c. sink/pedestal and shower cubicle.

BEDROOM 2 (8' 8" x 12' 0") or (2.64m x 3.67m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

BEDROOM 3 (8' 2" x 9' 1") or (2.49m x 2.78m)

Emulsioned ceiling and walls, built in cupboard, PVCu double glazed window to the front of the property and radiator.

BEDROOM 4 (8' 10" x 8' 7") or (2.70m x 2.61m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window to the front of the property and radiator.

FAMILY BATHROOM (7' 10" x 5' 7") or (2.40m x 1.70m)

Emulsioned ceiling, part emulsioned/part tiled walls, vinyl flooring and PVCu double glazed window with obscured glass to the front of the property. Three piece suite comprising low level w.c. wash hand basin and panelled bath with shower overhead.

OUTSIDE

Enclosed rear garden bordered with wood panel fencing, laid with cotswold slabs and artificial grass with p chippings around the border. Access to the side of the property. Garage with up and over doors, power and lighting.

DIRECTIONS

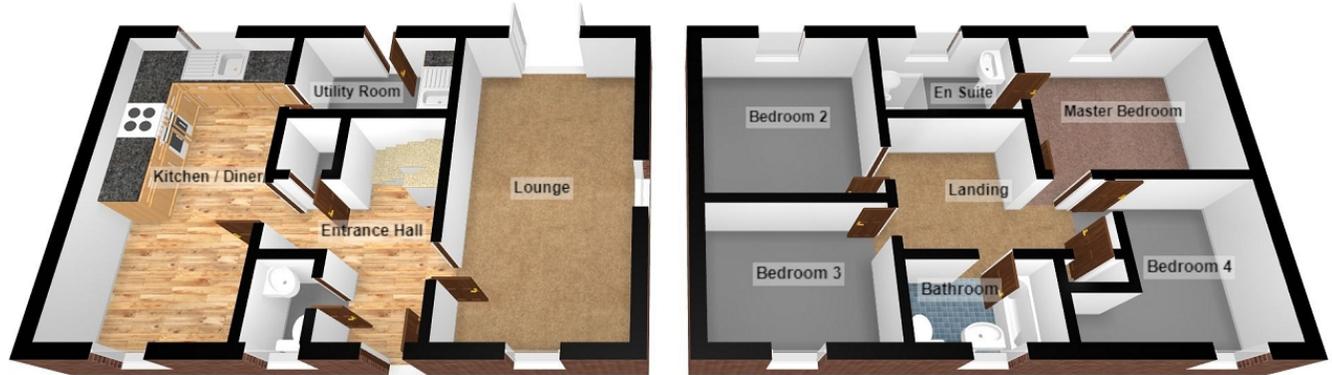
Upon entering Llanharan from Pencoed / Bryncae go past the Co-op on the left and the Bryncae pub on the right hand side. Turn right onto Enterprise Way and Lantern Close is up the hill on the left hand side.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) 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.



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