



The Firs Bridgend Road, Llanharan,
Rhondda, Cynon, Taff. CF72 9RB

£440,000



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Three/four bedroom DETACHED bungalow comprising entrance hall, lounge, open plan kitchen/diner, reception 2/bedroom 4, family bathroom, downstairs WC, three double bedrooms, PANORAMIC VIEWS from the garden, LARGE GARAGE, and generous off road parking. NO ONGOING CHAIN.

£440,000 - Freehold

- Large three/four bedroom detached bungalow
- One/two reception rooms
- Open plan kitchen/diner plus boot room
- Large detached garage and workshop
- Panoramic gardens with elevated views
- EPC -C , Council tax band - F / Sold with no onward chain



DESCRIPTION

Introducing this generous and flexible detached bungalow offering beautiful elevated views via the panoramic mature gardens, generous off road parking and up to four good sized double bedrooms. Lovely private location. Sold with no ongoing chain.

ENTRANCE

Via frosted glazed PVCu door with frosted side glazed panels into the entrance porch with central light fitting, coved ceiling, emulsioned walls with one feature papered wall and a half height feature dado rail, skirting and ceramic tiles to the floor. Door way through into the entrance hallway.

ENTRANCE HALL

Coved ceiling, emulsioned walls with a half height feature dado rail, skirting, fitted carpet and two fitted storage cupboards both with radiators. Frosted glazed hardwood door leading out to the rear.

KITCHEN (20' 0" max x 10' 6" max) or (6.10m max x 3.20m max)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the front and overlooking the rear. Two central matching spot lights, coved ceiling, emulsioned walls, skirting, ceramic tiles to the floor. A range of low level and wall mounted units in a beech effect with a complementary roll top work surface with ceramic tiles to the splash back. Under counter lighting. Inset one and a half basin sink with a mixer tap and drainer. Integrated double electric oven, four ring gas hob and overhead extractor hood. Space for fridge/freezer, tumble drier or dishwasher and plumbing for automatic washing machine. Further sink with a mixer tap and drainer towards the front of the property. Door way through into the boot room and rear lobby.

BOOT ROOM

PVCu double glazed window to the rear, emulsioned walls, skirting and ceramic tiles to the floor. Low level kitchen units and wall mounted Ideal logic gas fired combination boiler.

REAR LOBBY

Frosted glazed PVCu door leading to the front of the property, emulsioned walls, skirting, ceramic tiled flooring and a door way through to downstairs WC.

DOWNSTAIRS W.C.

Emulsioned walls, ceramic tiled floor and PVCu frosted glazed window to the rear. Two piece suite in white comprising WC and a wall mounted wash hand basin.

RECEPTION 2/BEDROOM 4 (11' 6" x 11' 10") or (3.50m x 3.60m)

Overlooking the side of the property via PVCu double glazed bow window and finished with central light fitting, emulsioned and coved ceiling, emulsioned walls, skirting and fitted carpet.

LOUNGE (18' 8" x 15' 9") or (5.70m x 4.80m)

Accessed via double doors. Benefiting from dual aspect natural light via PVCu double glazed bow window overlooking the rear and PVCu double glazed French doors with side glazed panels with fitted vertical blinds and finished with a central light fitting, coved ceiling, emulsioned walls, half height feature dado rail with papered wall below, skirting and fitted carpet. Feature chimney breast with exposed stone work and a marble hearth (currently capped off but could be opened up further).


FAMILY BATHROOM

PVCu frosted glazed window to the front with a fitted Venetian blind and PVCu ceiling with recessed LED spot



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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