



Heol Pantgwyn, Llanharry, Pontyclun,  
Rhondda Cynon Taff. CF72 9HU

£170,000



## Heol Pantgwyn, Llanharry, Pontyclun, Rhondda Cynon Taff. CF72 9HU

Three bedroom semi detached house comprising entrance hall, kitchen, TWO RECEPTION ROOMS, OUTHOUSE, three bedrooms, WET ROOM, large enclosed rear garden and SINGLE GARAGE. NO ONGOING CHAIN.

**£170,000 - Freehold**

- Three bedroom semi detached house
- Large rear South Westerly facing garden
- Two reception rooms/ NO ONGOING CHAIN
- Recently fitted gas combination boiler/ EPC - D council tax band -
- Recently fitted PVCu windows throughout
- Excellent potential for further development(STPP)





## DESCRIPTION

Introducing this three bedroom semi detached home situated within the village of Llanharry. The property benefits from a generous garden to the rear and off road parking. This property is ideal for an extension to the rear or to the side (subject to planning consent) and would suit a first time buyer or those looking to downsize. This property is of non-traditional construction however the vendor has the relevant paperwork to show that all remedial work has been verified. Please refer to your mortgage lender for information about appropriate mortgage lenders.

Sold with no onward chain.

## ENTRANCE

Via part frosted glazed PVCu front door into the entrance hall finished with papered wall, radiator with radiator cover to remain, skirting and fitted carpet. Stairs to the first floor. Under stairs storage.

## KITCHEN (10' 10" x 5' 11") or (3.30m x 1.80m)

Overlooking the rear garden via a PVCu double glazed window with a fitted roller blind and finished with central spot lights, papered walls, ceramic tiles to all splash back areas, wall mounted heated chrome towel rail and a vinyl floor. A range of low level and wall mounted kitchen units with a complementary roll top work surface. Inset sink with drainer. Space for cooker. Part frosted glazed PVCu door to the outhouse.

## OUTSIDE W.C

Single skin, PVCu door to the front and to the rear. Water and electric. Door into WC.

## RECEPTION 1 (14' 1" x 12' 8") or (4.30m x 3.85m)

Overlooking the rear garden via a PVCu double glazed window and finished with central light fitting, papered and emulsioned walls, wall mounted gas fire with ceramic hearth and mantel, skirting and fitted carpet. Square arch way through to:

## RECEPTION 2 (14' 1" x 8' 10") or (4.30m x 2.70m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind, central pendant, papered and emulsioned walls, fire place with painted ceramic hearth and mantel, skirting and fitted carpet. Glazed panel with architrave to the far wall.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and double wooden balustrade. Access to loft storage. Papered and emulsioned walls, skirting and fitted carpet.

## WET ROOM

PVCu frosted glazed window to the rear with a fitted roller blind, papered walls, wall mounted heated chrome towel rail, skirting and a respatex floor. WC, wash hand basin, walk in shower with a pull down seat, half height concertina door and a wall mounted electric shower.



### **BEDROOM 1 (11' 4" x 12' 0") or (3.45m x 3.65m)**

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a papered and emulsioned wall with a half height feature border, fitted storage cupboard housing a recently fitted wall mounted Baxi combination boiler, skirting and fitted carpet.

### **BEDROOM 2 (13' 1" x 9' 10") or (4.00m x 3.00m)**

Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with central light fitting, papered and emulsioned walls with one feature papered wall, skirting and fitted carpet. Fitted storage cupboard.

### **BEDROOM 3 (9' 0" x 8' 10") or (2.75m x 2.70m)**

L shaped. Overlooking the front via a PVCu double glazed window with fitted vertical blind and finished with a papered and emulsioned walls, skirting and fitted carpet.

### **OUTSIDE**

Enclosed generous South Westerly facing rear garden laid to lawn with patio, mature trees and shrubs.

Shared driveway to the side.

Enclosed front garden laid to lawn with steps up to the front door and small external porch.

### **GARAGE**


Single garage with up and over door.

### **NOTE**

We have been advised that the property is freehold, however title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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