



Holly Road, Llanharry, Rhondda Cynon Taff.
CF72 9JB

£179,950



Holly Road, Llanharry, Rhondda Cynon Taff. CF72 9JB

Three bedroom extended semi detached house comprising entrance hall, large kitchen, utility, lounge and dining room, two double bedrooms and one single, family bathroom, front and rear gardens. Viewing recommended. No ongoing chain.

£179,950

- Extended three bedroom semi detached house
- Two reception rooms
- Generous front and rear gardens
- Modern bathroom
- Viewing recommended
- EPC - C / Council tax -



DESCRIPTION

Introducing this three bedroom extended semi detached house situated in the village of Llanharry. The village of Pontyclun is a short drive away with public houses, train station and access to J34 of the M4 corridor. The property benefits from a large kitchen, lounge/diner and good sized front and rear gardens. Viewing recommended.

ENTRANCE

Via part glazed composite front door into the entrance hall.

ENTRANCE HALL

Stairs leading to the first floor, door leading into the lounge and arch leading through to the kitchen. Artexed ceiling with centre pendant light, emulsioned walls, skirting and tiled flooring. Radiator and doorway leading to under stairs storage housing the electric consumer box. Open archway through to the kitchen.

KITCHEN (16' 3" x 9' 2") or (4.95m x 2.79m)

Artexed ceiling with centre light and smoke alarm, emulsioned walls with tiling to splash back areas, feature papered wall, skirting and a continuation of the tiled flooring. A range of base units in cream with complementary roll top work surface housing a one and half stainless steel sink with chrome mixer tap. Space for freestanding cooker, washing machine and tumble dryer. Radiator and PVCu double glazed window overlooking the front of the property. Arch leading into the utility and PVCu part frosted and glazed door leading to the rear garden.

UTILITY (10' 8" max x 6' 0" max) or (3.25m max x 1.82m max)

Emulsioned ceiling with centre pendant light, emulsioned walls, skirting and tiled flooring, radiator and PVCu double glazed window overlooking the rear of the property.

STORAGE AREA (6' 3" x 2' 4") or (1.91m x 0.72m)

Boarded ceiling, emulsioned walls and a continuation of the tiled flooring, potential to be converted into downstairs W.C.

LOUNGE (13' 9" x 9' 7") or (4.18m x 2.93m)

Centre chimney breast with feature wallpaper. Artexed and coved ceiling with centre light, emulsioned walls with dado rail, skirting and laminate flooring. Radiator and large PVCu double glazed window overlooking the front of the property. Arch opening into reception two.

RECEPTION 2 (13' 9" x 10' 9") or (4.18m x 3.28m)

Artexed and coved ceiling with centre light, emulsioned walls with dado rail, skirting and a continuation of the fitted laminate flooring. Radiator and large sliding PVCu double glazed door leading to the rear garden.

LANDING

Via stairs with fitted carpet and handrail leading to the first floor. Artexed ceiling with centre pendant light, access to the loft, emulsioned walls, skirting and a continuation of the fitted carpet. PVCu single glazed window overlooking the side of the property and radiator.



FAMILY BATHROOM (7' 0" x 5' 7") or (2.14m x 1.71m)

Emulsioned ceiling with inset spot lights, tiled walls from floor to ceiling in grey marble effect, tiled flooring, towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property. Three piece suite comprising low level w.c. vanity sink unit with chrome mixer tap and bath with chrome overhead shower and glass screen.

BEDROOM 1 (11' 10" x 10' 10") or (3.61m x 3.31m)

Artexed ceiling with centre pendant light, papered walls, skirting, radiator and exposed floorboards, PVCu double glazed window overlooking the front of the property. Cupboard housing the combination boiler.

BEDROOM 2 (12' 8" x 10' 0") or (3.87m x 3.06m)

Artexed ceiling with centre pendant light, emulsioned walls with one feature papered wall, skirting, laminate flooring in light grey, radiator and PVCu double glazed window overlooking the rear of the property. Small alcove which could be utilised for built in storage.

BEDROOM 3 (9' 0" x 8' 11") or (2.75m x 2.72m)

Artexed ceiling with centre spot lights, emulsioned walls, skirting, laminate flooring in light grey, radiator and PVCu double glazed window overlooking the front of the property.

OUTSIDE


Enclosed and private rear garden with paved area and steps leading to an area laid to lawn, boarded by fencing with further garden to the rear (not visible in photos).

Steps leading up to the front door with a large front garden laid to lawn.

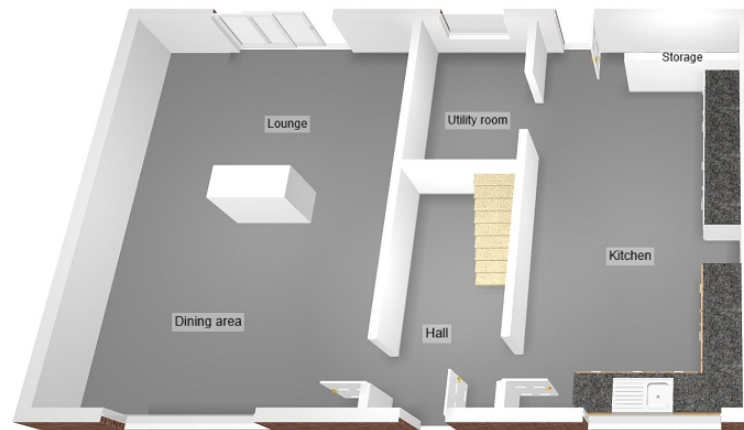


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (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.



www.pjchomes.co.uk

01656 654328

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk