

**Hendreforgan, Gilfach Goch, Porth, CF39 8YB**

**£240,000**



- Gated Driveway
- Detached Property
- Development Opportunity
- South-Facing Garden
- No Onward Chain
- Close To Local Amenities
- Excellent Location
- Off-Road Parking and Garage
- EPC Rating D

# Description...

James Douglas are delighted to welcome this extended three bedroom detached bungalow to the market, being sold with no onward chain and in the ever popular area of Hendreforgan, Gilfach Goch. This property is perfect for someone looking for a project with development opportunities. In brief terms the accommodation comprises an entrance hallway, bedroom one, bedroom two, bathroom, office, lobby, living room, conservatory, dining room, kitchen and pantry all on the ground floor. Upstairs there is a loft room/bedroom three, en-suite and a storage room. Mains gas fired central heating and double glazed throughout. Cesspit. Driveway parking for multiple vehicles and an attached garage. A mostly level plot with mature garden space with patio slabs, real grass, trees and plenty of outbuildings. Potential to extend (STP) EPC D potential C. Council tax band D.

**\*\*NO ONWARD CHAIN\*\***

**\*\*EXTENDED TO REAR\*\***

**\*\*POTENTIAL TO CREATE EXTRA BEDROOMS\*\***

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS THREE BEDROOM DETACHED BUNGALOW - LOCATED IN THE SMALL VILLAGE OF HENDREFORGAN, GILFACH GOCH. PROPERTIES HERE ARE RARELY AVAILABLE, SO AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

**\*\*3D WALK-THROUGH AVAILABLE\*\***

**\*\*SCOPE TO MAKE IT YOUR OWN\*\***

Meadow Cottage, Hendreforgan is within a few minutes drive of Gilfach Goch and Tonyrefail town centres which includes a wide range of shops and sporting and recreational facilities. The local primary schools are Hendreforgan Community Primary School & Abercerdin Primary School with the local comprehensive being Tonyrefail Community School. There is also a useful mainline railway in Tonypany. Easy access to the A4119/M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

## Additional Information

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Tenure: Freehold

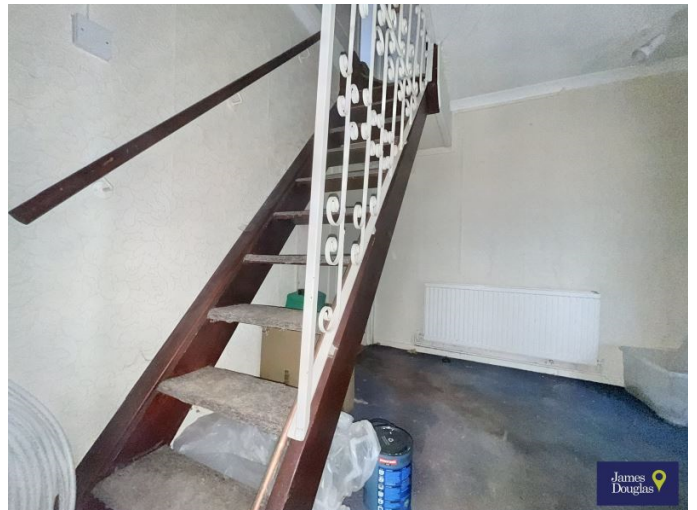
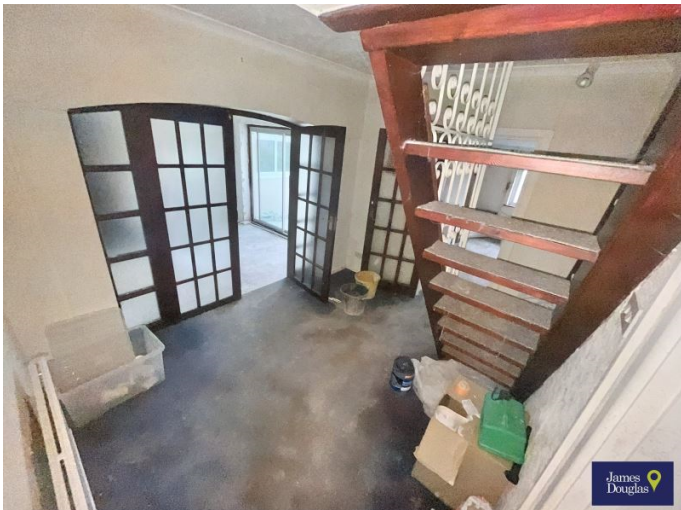
EPC: D

Council Tax Band: D

# Accommodation...

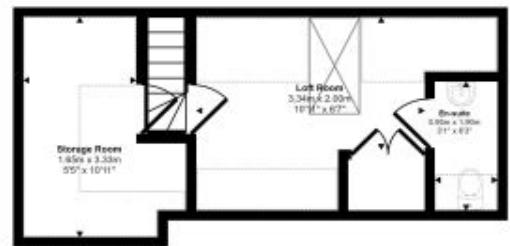
- Entrance Hallway
- Bedroom One
- Bedroom Two
- Bathroom
- Office
- Lobby
- Living Room
- Conservatory
- Dining Room
- Kitchen
- Pantry
- Loft Room/Bedroom Three
- En-suite
- Storage Room
- Outside





# Floorplan

Approx Gross Internal Area  
135 sq m / 1456 sq ft



First Floor  
Approx 21 sq m / 225 sq ft

Ground Floor  
Approx 114 sq m / 1232 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92- A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	