



Bridgend Road, Llanharan, Pontyclun, CF72 9RD

£240,000



- Planning Permission
- Characterful Property
- Combi Boiler
- Walking Distance To Train Station
- Gated Driveway
- Close To Local Amenities
- Detached Family Home
- No Onward Chain
- EPC Rating D

Description...

James Douglas are delighted to welcome this four bedroom detached property to the market. Set in the ever popular area of Llanharan, Pontyclun. This property is perfect for any type of buyer ranging from first-time-buyers, those looking to upsize or for a small project. In brief terms the accommodation comprises an entrance hallway, dining room, living room, kitchen and conservatory all on the ground floor. Upstairs there are three good sized double bedrooms and one single bedroom/office. Mains gas fired central heating and UPVC double glazed throughout. Off-road parking for multiple vehicles. A large, flat front garden space with real grass. Side access leading to a north-facing rear patio garden space with fake grass, greenhouse and vegetable patch. EPC D potential B. Council tax band D.

****PLANNING PERMISSION GRANTED FOR REAR EXTENSION****

****NO ONWARD CHAIN****

****VIDEO TOUR AVAILABLE****

UNIQUE and RARE OPPORTUNITY TO PURCHASE THIS FOUR BEDROOM DETACHED - LOCATED IN THE SMALL VILLAGE OF LLANHARAN, PONTYCLUN. AN EARLY VIEWING IS THOROUGHLY RECOMMENDED.

****1880'S CHARACTER PROPERTY****

****REFURBISHED BY CURRENT OWNERS IN 2022****

****OFF-ROAD PARKING FOR MULTIPLE VEHICLES****

Bridgend Road, Llanharan is within a minutes drive of Llanharan town centre and within ten minutes drive of Pontyclun town centre both of which include a wide range of shops and sporting and recreational facilities. The local primary schools are Llanharan Primary School & Dolau Primary School with the local comprehensive schools being Ysgol Llanhari and Y Pant Comprehensive School. There is also a useful mainline railway in Llanharan, within a couple of minutes walk. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Additional Information

Tenure: Freehold

EPC: D

Council Tax Band: D

Accommodation...

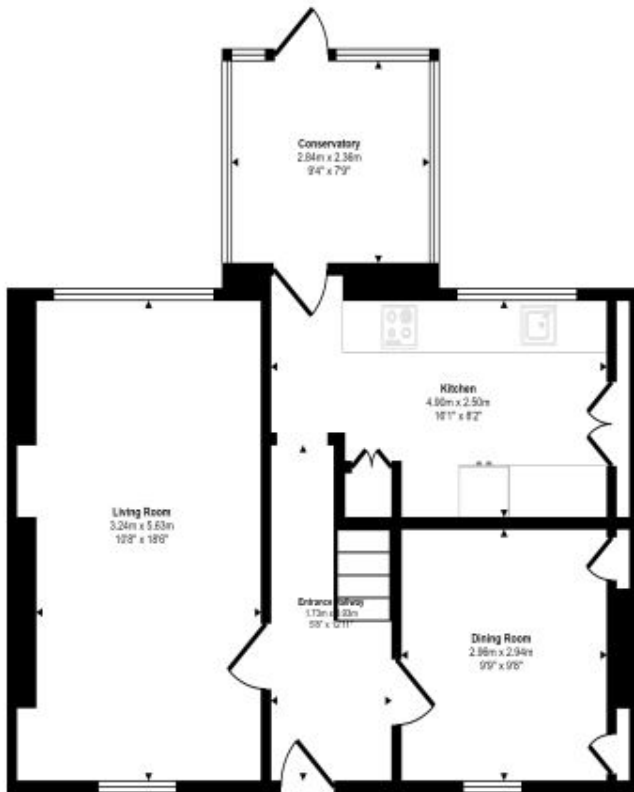
- Entrance Hallway
- Dining Room
- Living Room
- Kitchen
- Conservatory
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bedroom Four
- Bathroom
- Outside
- Directions



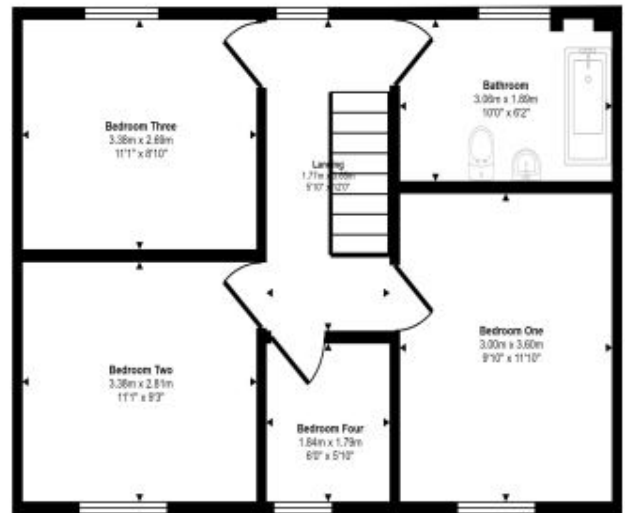


Floorplan

Approx Gross Internal Area
106 sq m / 1141 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 48 sq m / 518 sq ft

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>			
92-100	A		
81-91	B		83
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	