DanielMatthewESTATE AGENTS

Heol Y Gylfinir, Llanilid, Pontyclun. CF72 4AX

250,000



- Three Bedroom Semi Detached
- Popular Location
- 9 Years Remaining On The NHBC
- Off Road Parking
- Well Presented Throughout
- Ensuite
- Cloakroom
- · No Chain
- · Must Be Viewed



Viewing Instructions: Strictly By Appointment Only









General Description

* 9 Years NBC Remaining * Daniel Matthew are pleased to offer for sale this well presented three bedroom semi detached home situated on the new Persimmon site Michael's Grove. Comprising hallway, cloakroom, lounge, kitchen/diner. To the first floor bedrooms with ensuite to Masters and family bathroom. Further benefits off road parking and garden to rear. Offered with No onward chain, call our team to arrange an appointment.

Accommodation

Entrance

Enter via composite door to hallway, plain ceiling, plain walls, vinyl flooring.



Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, vinyl flooring, low level WC, wash hand basin, radiator.



Lounge (16' 2" x 13' 1") or (4.93m x 4.00m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, stairs to first floor, door to kitchen/diner.



Kitchen/ Diner (16' 1" x 8' 3") or (4.90m x 2.51m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, vinyl flooring, radiator, understairs cupboard. Matching wall and base units, stainless sink/drainer, integrated hob and over, plumbing for washing machine, space for fridge/freezer.

Landing

Plain ceiling, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.



Master Bedroom (12' 10" x 8' 11") or (3.92m x 2.73m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, built in cupboard, door to ensuite.



En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle.



Bedroom Two (9' 8" x 8' 4") or (2.95m x 2.54m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bedroom Three (6' 2" x 8' 4") or (1.87m x 2.54m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath, vinyl flooring.



Outside

Front - Off road parking for two vehicles.

Rear - Laid to lawn, fenced boundaries.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: 84

Tenure

We are informed that the tenure is Freehold

Length of lease: .

Ground Rent

Service Charge

Council Tax

Band Not Specified

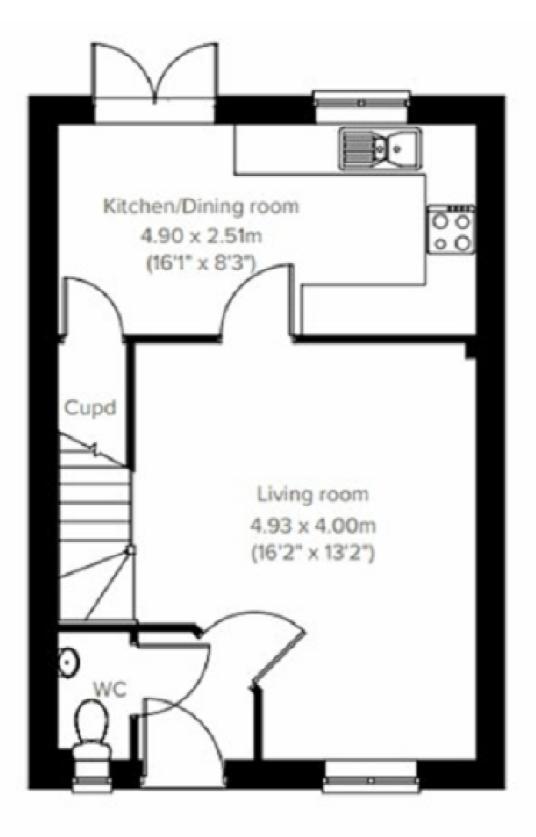
Deposit: NOT KNOWN

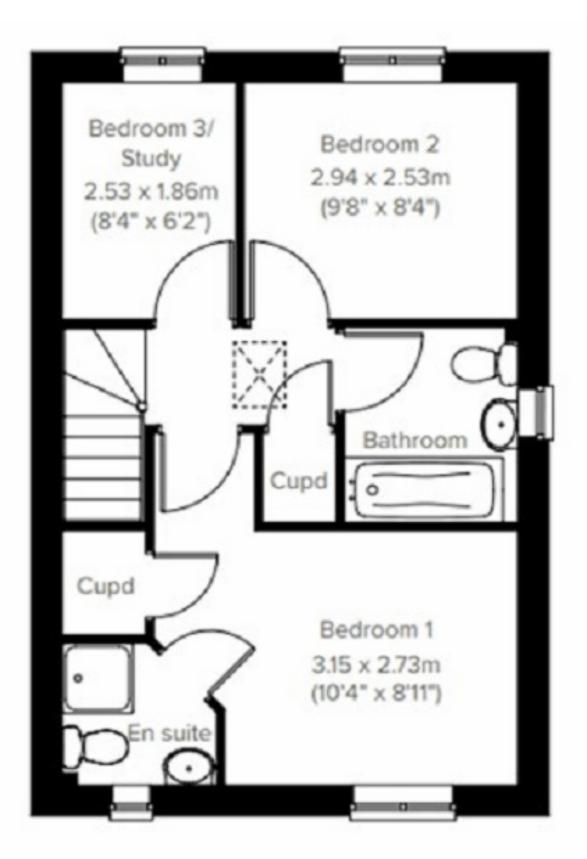












Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.