



23 Dunraven Crescent

Talbot Green, Pontyclun, CF72 8JD

Price £375,000

HARRIS & BIRT



A deceptively spacious, family house, built in 1967 and now offered for resale for the first time, with the benefit of substantial extensions that have been carried out. In brief terms the accommodation includes; two reception rooms, large kitchen with utility area, cloakroom, integral garage, five bedrooms, family bathroom and separate shower. The property enjoys the benefit of mains gas fired central heating and is double glazed. As well as extending the property, the owners took the opportunity to purchase additional ground to the rear so the house now enjoys a large mature flat garden which backs onto Llantrisant Golf Course.

Although pleasantly tucked away with no through traffic the property is within easy walking distance of the village centre with its excellent local facilities and services as well as the major out of town Talbot Green retail park including Tesco, Marks & Spencer, Boots etc. Easy dual carriage way access to junction 34 of the M4 brings Cardiff, Swansea and other major centres within easy commuting distance. There is a railway station a very short drive away in Pontyclun.

If you are looking for a good sized family property with a particularly good sized garden in a delightful yet hugely convenient location then inspection is thoroughly recommended.



## Accommodation

### Ground Floor

#### Entrance Hall

UPVC double glazed storm doorway which features central double glazed panel. Opaque glazed tall windows to side. Dark oak style laminate floor with original parquet flooring under. Straight stairway to first floor.

#### Living Room 16'2" x 13'9" (4.93m x 4.19m)

Picture window to front enjoying a pleasantly open aspect. Coved ceiling. Dark oak style laminate floor with original parquet flooring under. Fireplace fitted with coal effect electric fire set on a marble hearth with timber surround and mantle.

#### Dining Room 9'11" x 10'1" (3.02m x 3.07m)

Semi open-plan with the living room. Matching floor. Coved ceiling. Double doors lead out to the rear terrace and enjoy the delightful aspect down the garden.

#### Kitchen 15'10" x 11'8" (4.83m x 3.56m)

Well fitted with an extensive range of matching wall and base units finished in country cream with blue granite worksurfaces and tiled splashbacks. Features include; built under Bosch oven, four ring gas hob finished in white with filter over, 1.5 bowl single drainer sink unit, built under dishwasher with décor panel, housing for fridge/freezer. Range of wall cupboards. Two shelved larders. Walk in understairs storage. Cupboard housing the mains gas fired central heating boiler which heats the central heating and domestic hot water supply.

#### Utility Room 4'6" x 5'3" (1.37m x 1.60m)

Leading off the kitchen. Space and plumbing for washing machine. Open shelving. Space for coats. Walls half tiled. Opaque glazed window.

#### Rear Hall

Walls tiled to dado rail. Doorway to integral garage. UPVC glazed storm doorway leading out to the rear garden.

### Cloakroom

Suite comprising low level WC and corner wash hand basin. Tiling to dado. Tiled floor. Extractor.

### Integral Garage 9'1" x 15'9" (2.77m x 4.80m)

Electric remote controlled roller shutter door. Electric, light and power.

### First Floor

#### Landing

Straight stairway from entrance hall. Access to roof storage.

#### Bedroom One 12'3" x 11'6" (3.73m x 3.51m)

Big picture window with wide ranging front views. Double flush fitted floor to ceiling fitted wardrobes.

#### Bedroom Two 12'2" x 10'1" (3.71m x 3.07m)

Lovely views over the rear garden to the golf course beyond. Double flush fitted wardrobes. Airing cupboard.

#### Bedroom Three 6'11" x 7'2" (2.11m x 2.18m)

Pleasant front views.

#### Bathroom/WC 7'0" x 5'7"

Nostalgia suite in white comprising low level WC, pedestal wash hand basin and timber panelled bath with hand shower. Tiling to dado. Light oak style laminate floor. Large opaque glazed window.

#### Side Landing

Archway through from main landing. Leading to bedroom four, bedroom five and shower. Potential to use this as a self contained suite if desired.

#### Bedroom Four 9'0" x 10'10" (2.74m x 3.30m)

Lovely wide range views over the rear garden to the golf course beyond. Double flush fitted floor to ceiling fitted wardrobe.

#### Bedroom Five 9'0" x 13'6" (2.74m x 4.11m)

Front views. Laminate floor.

### Shower Room 5'7" x 3'11" (1.70m x 1.19m)

Walk in tiled shower cubicle, fully tiled internally. Walls fully tiled. Laminate floor. Radiator/towel rail. Extractor.

### Outside

Lawned front garden with driveway laid to brick pavements leading to integral garage. Matching pathway leading to front door. The rear is a delight. Slate flagstone terrace stretches across the back of the property with access directly from the rear hall and the dining room. Central lawn with flower borders and low rockery borders and wall to either side. Double width paved pathway leads to a further large paved terrace with adjoining usefully large workshop/storage split into three sections with the large central section enjoying a window overlooking the gardens. Further central lawned area with shrubbery borders and pathway leading to further terrace laid to timber decking and adjoining timber summer house with glazed double doors to front and a delightful spot to sit and enjoy the afternoon sun.

### Services

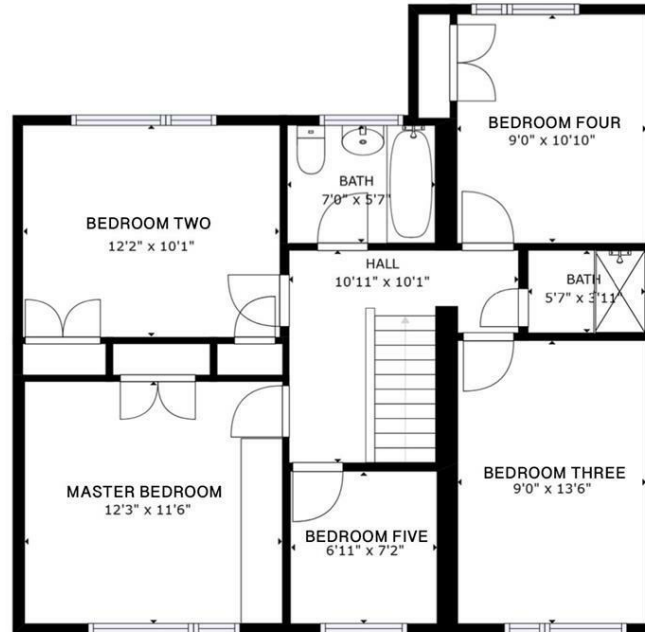
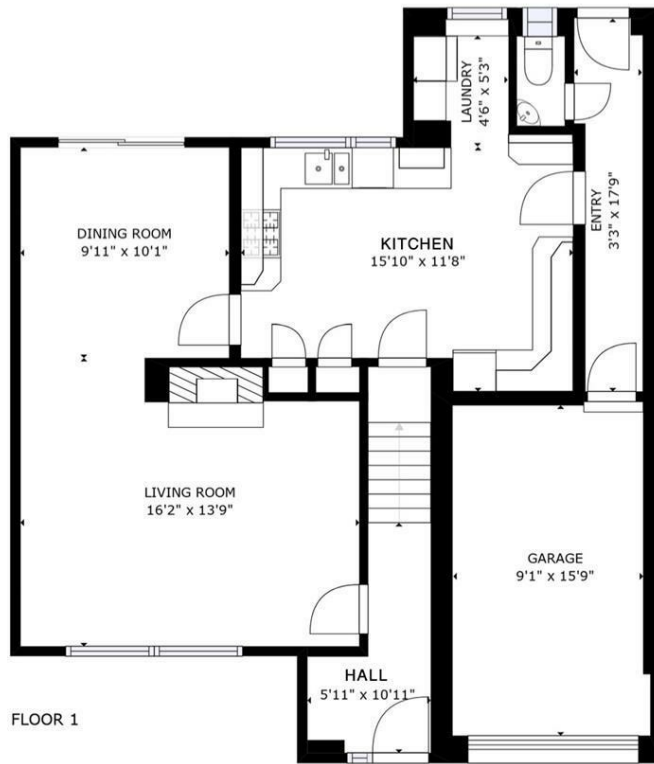
Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazed.

### Directions

From our offices at 67 High Street Cowbridge, turn left and proceed up the High Street and turn left onto Llantrisant Road. Go through the villages of Aberthin and Ystradowen and across the M4 into Pontyclun. Continue through the village to the mini roundabout and bear left passing Y Pant School (which enjoys an excellent reputation) to the traffic lights and at the end of the road. Turn left and at the roundabout take the exit sign posted Talbot Green (Laneley Road). Turn second left into Forest Hills Drive and then second right into Dunraven Crescent following the crescent to the left and you will see the property on the right hand side with a Harris & Birt board outside.







FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 677 sq. ft, FLOOR 2: 762 sq. ft  
 EXCLUDED AREAS: , GARAGE: 145 sq. ft  
 TOTAL: 1439 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>83</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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