



1 Heol Dafydd

Pontyclun, CF72 9BG

Price £315,000

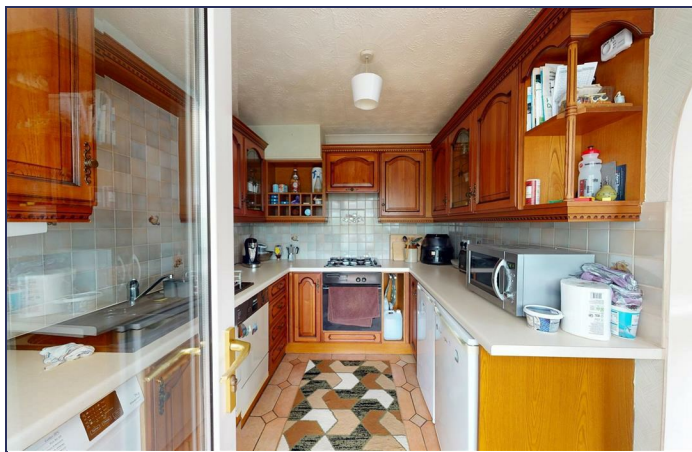
HARRIS & BIRT



**** INVESTMENT OPPORTUNITY - SELLING WITH TENANT IN SITU ****

A well appointed three bedroom detached house in a popular location just a short walk from Pontyclun town centre. The accommodation briefly comprises an entrance hall, WC, living/dining room, kitchen and conservatory to the ground floor. Upstairs there are three bedrooms and a family bathroom. Driveway parking for at least two cars. Good sized plot with easy to maintain gardens to front and rear.

There are good local facilities available within walking distance in Pontyclun including a wide range of shops and sporting and recreational facilities. The local primary school feeds into the highly regarded Y Pant school in nearby Pontyclun. There is also usefully a mainline railway. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance. A very comfortable property compiling the best of rich tradition and character with contemporary finishes and all in a delightful setting. Inspection is thoroughly recommended.



Accommodation

Ground Floor

Entrance Hall 6'1 x 14'4 (1.85m x 4.37m)

The property is entered via UPVC front door with inset obscure glazed lead lined vision panel. Fitted carpet. Papered walls. Textured and coved ceiling. Pendant ceiling lighting. Radiator. Doors to ground floor rooms. Stairs lead up to first floor landing.

WC 2'8 x 4'3 (0.81m x 1.30m)

Two piece suite comprising low level WC. Wall hung wash hand basin with hot and cold taps and tiled splashback. Fitted carpet. Papered walls. Textured and coved ceiling. Pendant ceiling light. Obscure glazed window to front.

Living/Dining Room 11'2 x 25'1 (3.40m x 7.65m)

Dual aspect windows to front and rear. Good sized living/dining area. Fitted carpet. Skimmed walls. Textured ceiling. Pendant ceiling lights. Radiators. Feature fireplace set on marble effect hearth and surround. Archway through to kitchen.

Kitchen 8'1 x 10'9 (2.46m x 3.28m)

Fitted kitchen with features to include: a range of wall and base units set under and over worktops. 1.5 sink bowl and drainer. Electric oven with four ring gas hob and extractor hood over. Space for washing machine. Space for dishwasher. Space for fridge and freezer. Tiled walls. Textured and coved ceiling. Pendant ceiling light. Door opens through to conservatory.

Conservatory 8'5 x 8'11 (2.57m x 2.72m)

Glazed to all sides sat on a brick dwarf wall. Pedestrian door leads out onto rear patio. Tiled flooring,

First Floor

Landing 6'2 x 9'10 (1.88m x 3.00m)

Stairs from ground floor hall onto first floor landing. Fitted carpet. Papered walls. Textured and coved ceiling. Pendant ceiling light. Loft access hatch. Obscure glazed window to side. Communicating doors to all first floor rooms. Recessed storage cupboards.

Master Bedroom 11'2 x 13'1 (3.40m x 3.99m)

Large window overlooking front. Fitted carpet. Skimmed walls. Textured and coved ceiling. Pendant ceiling light. Radiator.

Bedroom Two 11'2 x 11'2 (3.40m x 3.40m)

Window overlooking rear garden. Fitted carpet. Skimmed walls. Textured and coved ceiling. Pendant ceiling light. Radiator.

Bedroom Three 7'11 x 8'2 (2.41m x 2.49m)

Window to front. Fitted carpet. Skimmed walls. Textured and coved ceiling. Pendant ceiling light. Radiator.

Bathroom 7'7 x 5'11 (2.31m x 1.80m)

Three piece suite in pink comprising panelled bath with hot and cold taps and electric shower with shower head attachemnt. Low level WC. Pedestal wash hand basin with hot and cold taps. Fitted carpet. Tiled walls. Textured and coved ceiling. Pendant ceiling light. Radiator. Obscure glazed window to rear.

Outside

The front of the property is laid mainly to lawn. Concrete block wall to front. Mature shrubbery and plants. Gate to side offering access to rear garden. The rear garden is mainly laid to lawn. Hedged boundaries

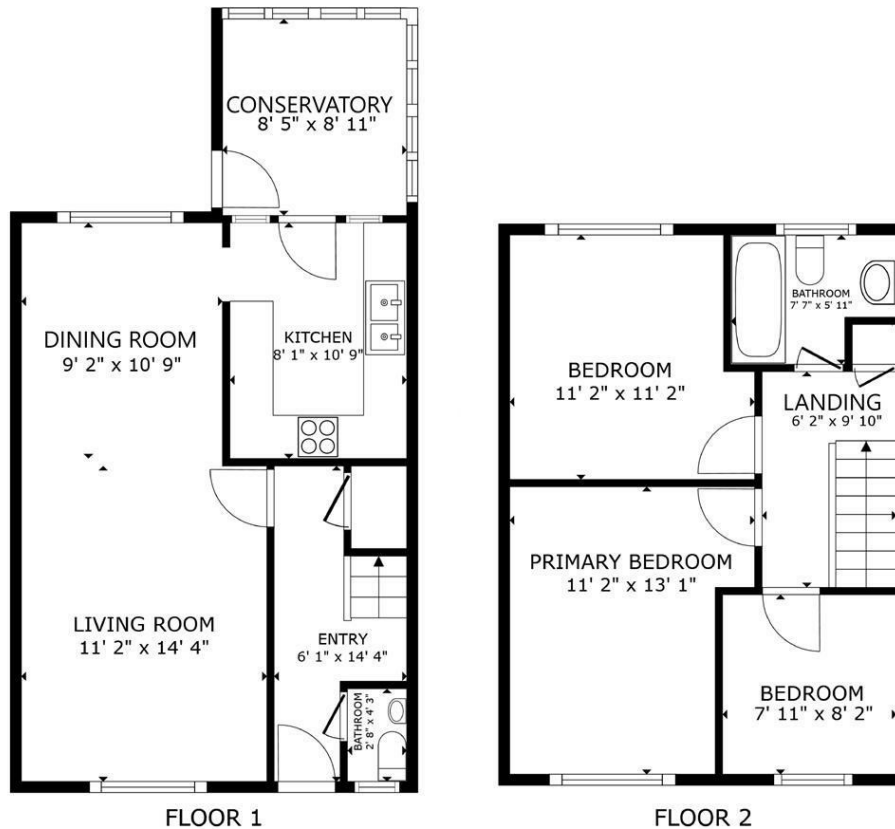
offer privacy. Further stone wall fencing. Mature shrubbery. Patio laid terrace, great for outside entertaining. Potting shed to rear. Garage is set off the rear garden. Brick construction. Up and over door. Pedestrian door from rear garden to garage. Light and power.

Services

All mains services are connected to the property. UPVC double glazing throughout.







GROSS INTERNAL AREA
FLOOR 1 524 sq.ft. FLOOR 2 433 sq.ft.
TOTAL : 957 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

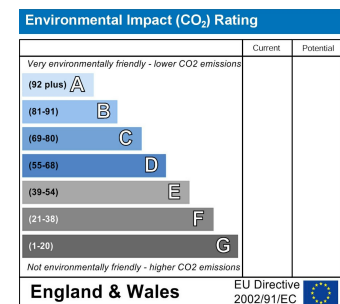
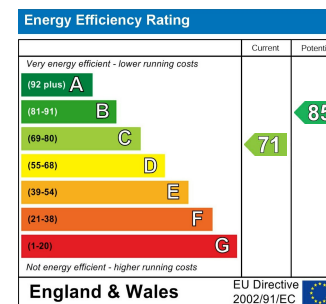
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk



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