



6 Tylagarw Terrace, Pontyclun, Mid Glamorgan, CF72 9HA

£225,000



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Brighter Moves welcome you to this charming three-bedroom terraced house, perfectly positioned within close proximity to local amenities, making it an ideal family home or investment opportunity. With no chain and currently vacant, this property gives you the chance personalise to your taste. Situated in the hamlet of Tylergarw with fields and walks to the front and close links to M4 along with rail links this one is well worth a look! Property is comprising of: Lounge, Dining Room, kitchen, three bedrooms and bathroom. Book your viewing today!

GROUND FLOOR

Entrance hallway

Entrance hallway with fitted carpet, staircase rising to the first floor, and doors leading to the lounge and dining room.

Sitting Room

3.82m x 3.18m (12' 6" x 10' 5") A well-proportioned lounge with fitted carpet, a front bay window offering open views, and elegant oak French doors providing access to the dining room.

Dining room

3.58m x 3.92m (11' 9" x 12' 10") The dining room is fitted with carpet and benefits from French doors to the lounge, a window overlooking the rear aspect, and a connecting oak door to the kitchen.

Kitchen Breakfast Room

2.27m x 5.88m (7' 5" x 19' 3") 2.27m x 5.88m (7' 5" x 19' 3") kitchen fitted with a range of wall and base units with complementary work surfaces, incorporating space for a washing machine. A window to the rear overlooks the garden, breakfast area with space for table and chairs with a side door providing direct access to the outdoor space.

FIRST FLOOR

Landing

4.09m x 1.63m (13' 5" x 5' 4") Landing area with fitted carpet and doors leading to the following:

Bedroom One

2.72m x 3.88m (8' 11" x 12' 9") Bedroom one with fitted carpet and built-in wardrobes, complemented by a front-facing window that enjoys attractive open views over the surrounding fields.

Bedroom Two

2.99m x 3.08m (9' 10" x 10' 1") Bedroom two with fitted carpet and built-in wardrobes, complemented by a rear-facing window that enjoys attractive open views over the garden and forest behind.

Bedroom Three

1.92m x 2.59m (6' 4" x 8' 6") Bedroom Three with fitted carpet and window enjoying views to the front aspect.

Bathroom

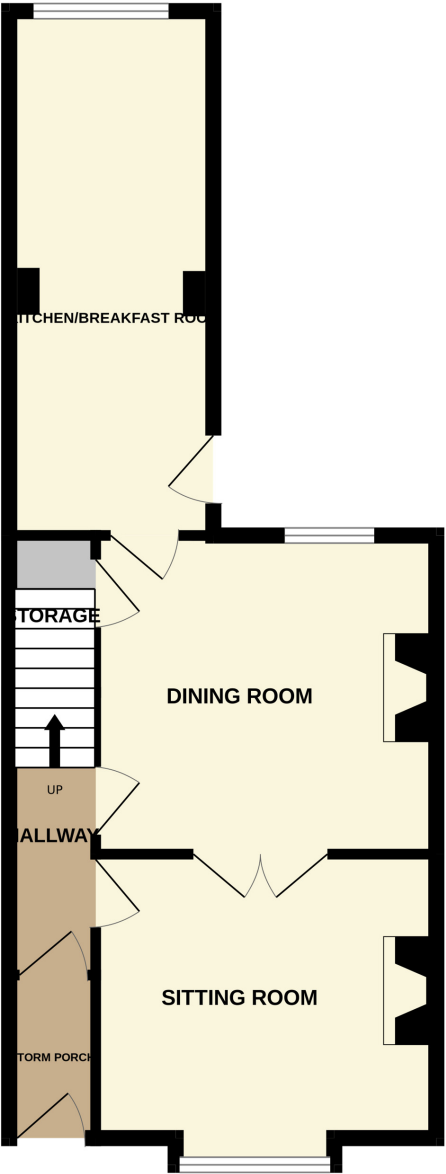
A Well-appointed family bathroom with WC, basin, bathtub, integrated storage, and a rear-facing window providing natural light.

EXTERNAL

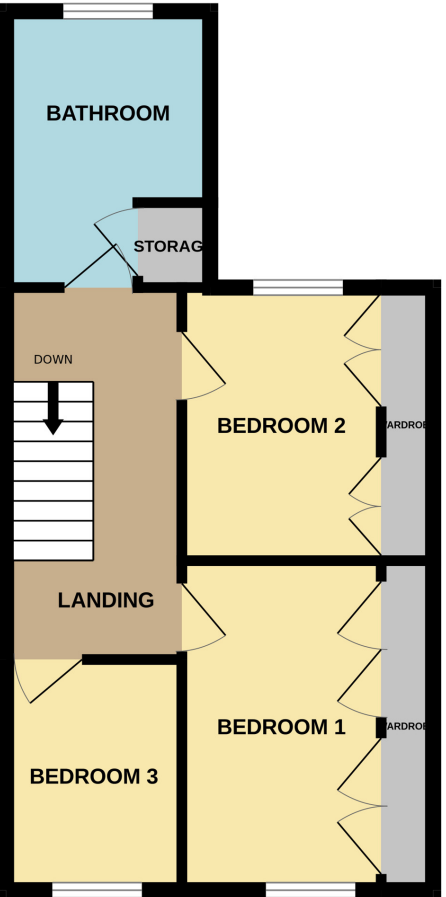
Rear Garden

The garden offers a lawned area and a defined pathway that leads to a well-built, block-constructed store or could be converted to a garage (Approx = 4.40m x 2.80) path with a secure gate allowing access to the rear area.

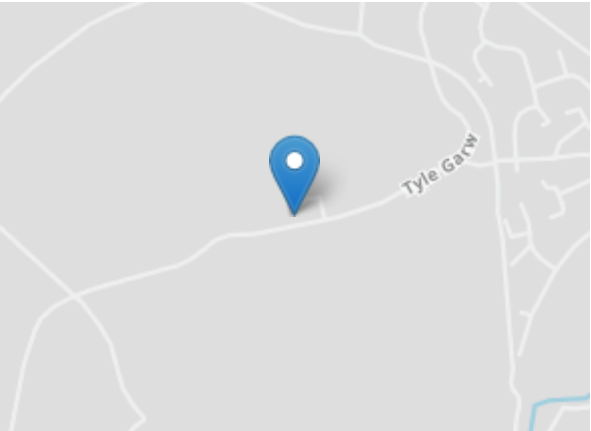
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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