

9 Pendre Crescent, Llanharan, Pontyclun, Mid Glamorgan. CF72 9PP

£229,950



FOR SALE

PROPERTY DESCRIPTION

EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY... GENEROUS PLOT SIZE....OPEN ASPECT TO THE FRONT OF THE PROPERTY NO CHAIN....

An ideal opportunity to purchase this well presented extended three bedroom semi detached property situated in the village of Llanharan which offers excellent local amenities, schools, road and rail networks with the added recreation of The Welfare Hall and Fields.

The accommodation briefly comprises: to the ground floor: entrance hallway, lounge, kitchen/breakfast room and wc.

Whilst to the first floor are three bedrooms and shower room.

Other features include gas central heating, double glazing, generous front and rear gardens, access to a paddock leading to the school and open aspect to the front of the property.

Viewing essential to fully appreciate!!!

No Chain !!

FEATURES

- EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- WC/CLOAKROOM
- SHOWER ROOM
- GENEROUS GARDENS WITH ACCESS TO A REAR PADDOCK LEADING TO THE SCHOOL
- OPEN ASPECT TO THE FRONT
- NO CHAIN!!
- EPC: C



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE

Enter via an double glazed front door.

ENTRANCE HALLWAY

Double glazed window to the side aspect, smooth plastered and emulsioned finish to the walls and ceiling, central heating radiator, laminate flooring, stairs to the first floor.

LOUNGE

16' 9" Max into x 11' 7" (5.11m x 3.53m)
Double glazed "French" doors to the front aspect, coved finish to the ceiling, inset electric fire with "Feature" surround, central heating radiator, laminate flooring.
Door through to:

KITCHEN/BREAKFAST ROOM

16' 9" Max x 16' 9" Max (5.11m x 5.11m)
Double glazed window to the rear aspect, double glazed windows and door to the side aspect, two skylight windows, inset spot lighting to the ceiling, range of wall and base units with square edge work surfaces over and complimentary up stands. inset single stainless steel sink unit with drainer and mixer tap over, integrated appliances include fridge/freezer, dish washer, eye level fan assisted electric oven, four ring electric induction hob set into breakfast island, plumbing for automatic washing machine, space for tumble dryer, modern wall mounted radiator, laminate flooring, door to storage cupboard.
Door through to:

WC

2' 7" x 4' 8" (0.79m x 1.42m)
Obscure double glazed window to the side aspect, part PVC panelling to the walls, two piece suite comprising, low level wc, vanity unit housing wash hand basin with mixer tap over, central heating radiator, laminate flooring.

STAIRS TO THE FIRST FLOOR

LANDING

Double glazed window to the side aspect, access to loft space, Doors through to:

BEDROOM 1

9' 3" x 11' 6" (2.82m x 3.51m)
Double glazed window to the rear aspect, coved and textured finish to the ceiling, central heating radiator.

BEDROOM 2

10' 1" x 8' 7" (3.07m x 2.62m)
Double glazed window to the front aspect, wall mounted boiler serving domestic hot water and central heating system, central heating radiator, laminate flooring.

BEDROOM 3

8' 9" x 8' 6" (2.67m x 2.59m)
Double glazed window to the rear aspect, central heating radiator.

SHOWER ROOM

7' 11" Max x 5' 11" Max L Shape (2.41m x 1.80m)
Obscure double glazed window to the front aspect, coved finish to the ceiling, three piece suite comprising, double shower enclosure with dual head rainfall shower and glass screen, vanity unit housing wash hand basin with mixer tap over, low level wc, PVC panelling to walls, wall mounted chrome heated towel rail.

OUTSIDE

FRONT

Steps up to pathway with enclosed lawned area, open aspect of the surrounding countryside.

REAR

Generous enclosed garden with steps up to lawned area, paved patio areas, wooden gate giving access to a paddock leading to the school.

ROOM DESCRIPTIONS

N.B.

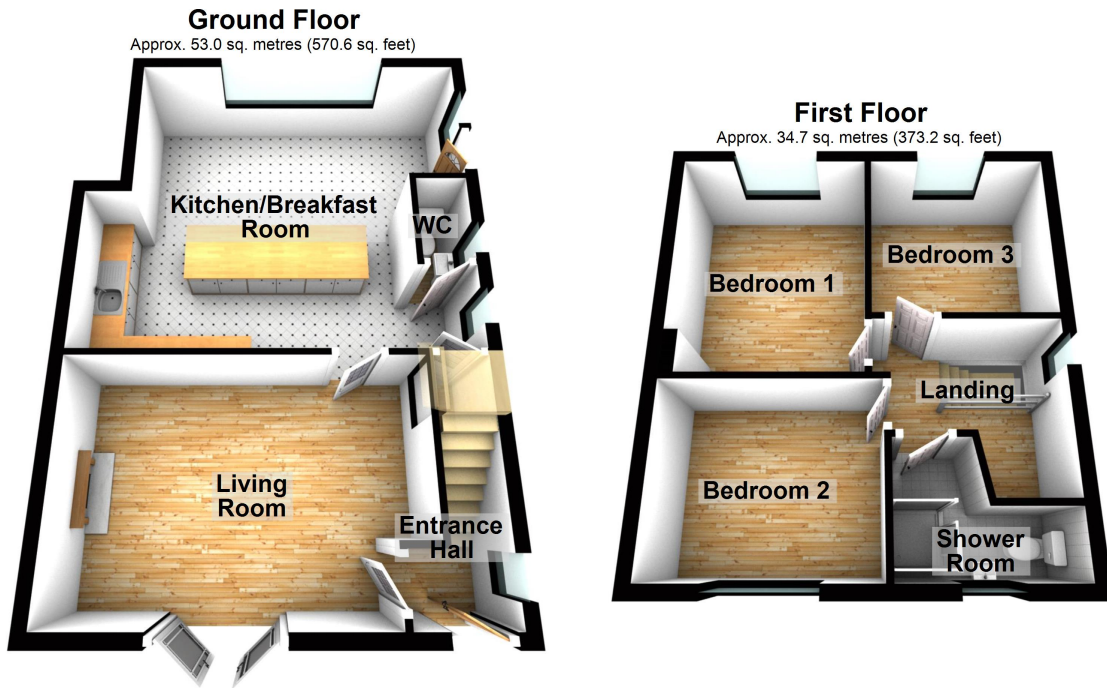
J W Homes Estate and Lettings Agents stress that all prospective purchasers must satisfy themselves as to the condition of the property and all installations.

VIEWING

If you wish to view this property or place an offer please contact J W Homes Estate and Letting Agents on 01495 223757 where we will be able to offer free independent mortgage advice, if required.



FLOORPLAN & EPC



Total area: approx. 87.7 sq. metres (943.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	75	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	