



1 Ffordd Helygen, Llanharry, Pontyclun, CF72 9GJ

A DETACHED, FAMILY HOME WITH THREE DOUBLE BEDROOMS AND GENEROUS, ENCLOSED REAR GARDEN

- Cardiff City Centre 12.1 miles
- Pontyclun Station 1.5 miles
- Cowbridge 5.8 miles
- M4 (J34) 4 miles

Accommodation and amenities:

Porch • Hallway • Sitting Room • Lounge-dining Room • Kitchen • Utility Room • Cloakroom

Master Bedroom with En Suite Shower Room • Two Further Double Bedrooms • Bathroom

Driveway Parking

Generous Enclosed Rear Garden

EPC Rating: D67



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SITUATION

Llanharry is a popular village offering a basic range of shopping facilities and a public house. The local primary school is a 'feeder' for the highly regarded Y Pant school in nearby Pontyclun. It also home to Ysgol Llanhari, a Welsh language school for all ages. Pontyclun offers the added benefit of further shops and a railway station.

The Market Town of Cowbridge, some 5½ miles to the south, offers an excellent range of quality shops, restaurants and public houses, a leisure centre, various sporting clubs and well regarded schools.

ABOUT THE PROPERTY

A covered entrance porch opens into a hallway, from which a straight-run staircase leads to the first floor bedrooms while doors open into a sitting room and also into the living-dining room. The sitting room, converted from the original garage, looks to the front elevation and is currently used as a play room. The generously proportioned living-dining room has a square bay window to the front elevation and double doors leading to the rear garden. It has distinct sitting and dining areas, the dining area being adjacent to the kitchen. The fitted kitchen looks out over the rear garden and includes a good range of units with oven and hob to remain. There is space for a dishwasher and also for a fridge-freezer. The adjacent utility room has a second sink unit with plumbing beneath for a washing machine. Off this utility room is a cloakroom, while a door to the side elevation opens to a path running to both the front and rear elevations.

To the first floor are three double bedrooms and a bathroom, all accessed from the central landing area. The largest, master bedroom has fitted wardrobes to one wall and has its own en suite shower room. The two other double bedrooms both overlook the rear garden and both share use of the family bathroom. One of these bedrooms has a good range of fitted wardrobes to one wall.

GARDENS AND GROUNDS

To the front of the property there is access from Ffordd Helygen over drop-down curb to off-road tarmac topped parking for two cars. This runs past a chipped, low maintenance front garden to principal entrance doorway. A path to the side of the property leads to utility room and also back to the front elevation.

To the rear of the property is a enclosed garden accessed primarily from the lounge via double doors. A paved seating area leads onto a central, larger lawn beyond which is a board, paved patio seating area. A timber garden store shed is to remain.

TENURE AND SERVICES

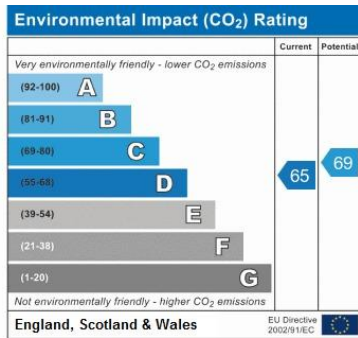
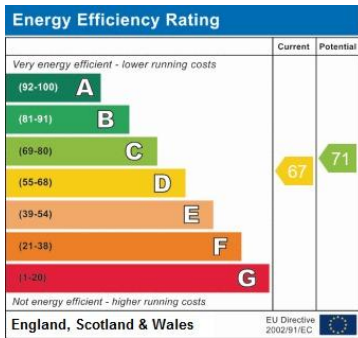
Freehold. All mains services connect to the property. Gas-fired central heating.

DIRECTIONS From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left at onto A4222 Aberthin Road and continue through the village of Ystradowen and on towards Pontyclun. Pass over the M4 and take the first left hand turning, signposted Llanharry. Continue along this road and take the turning, after about 1 mile, into Stryd Silurian. Ffordd Helygen will be to your left, no 1 being the first house on the corner of this cul de sac.

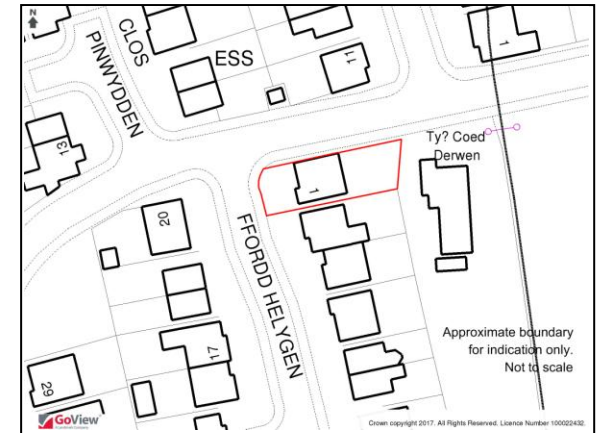
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



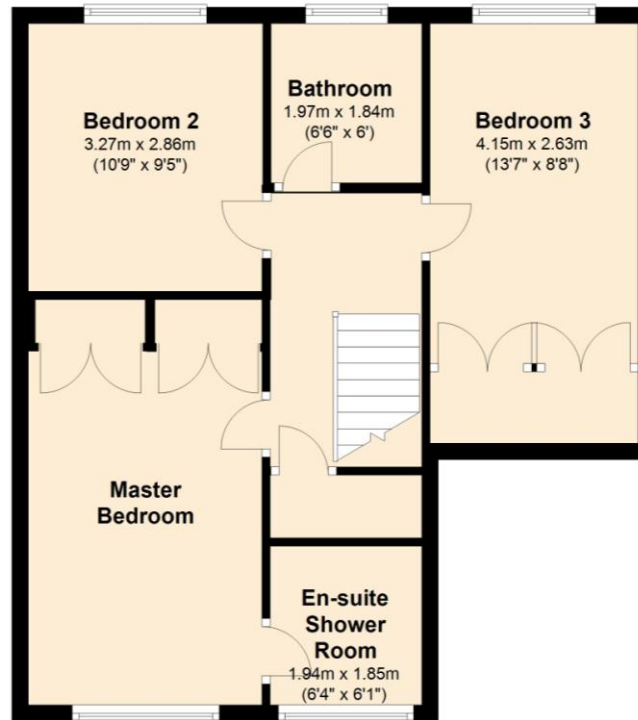
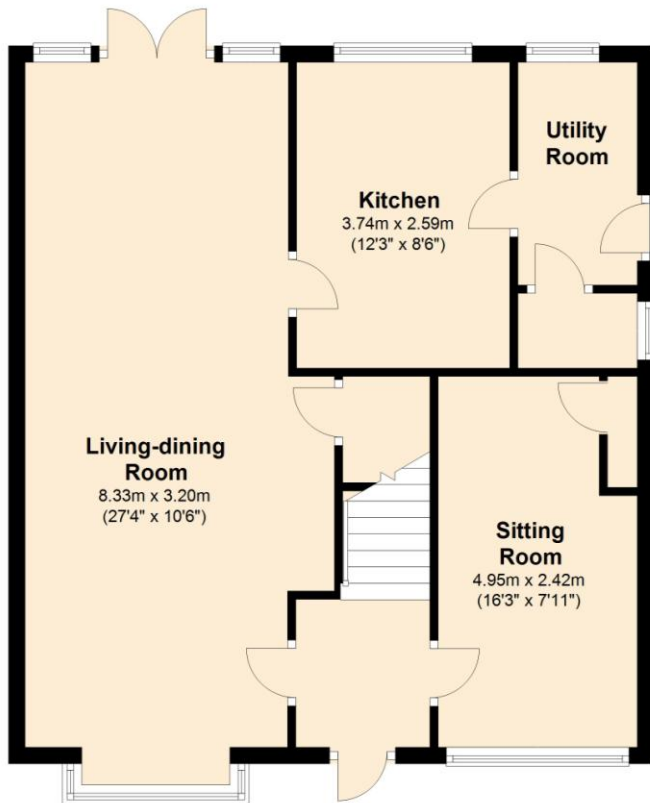


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



Ground Floor

First Floor



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

