

66a Lanelay Road,

Talbot Green, Pontyclun, CF72 8HY



Estate Agents and
Chartered Surveyors

Asking Price Of

£375,000



Detached Property

3

2

3

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Property Description

**** BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM DETACHED **** An immaculately presented three bedroom detached in a sought after location being close to transport links and local amenities. Entrance hallway, cloakroom, large bay fronted lounge, spacious kitchen and family room with integrated appliances and folding doors to the rear garden. To the first floor are three bedrooms, principal bedroom with ensuite shower room and a separate modern family bath and shower room. The delightful property benefits from a high quality finish throughout including wood flooring to the ground floor with under floor heating, oak and glass staircase to the first floor and oak style panelled room doors. Gas central heating, double glazing. Lawned rear garden and a key block driveway to front. EPC Rating: B

Tenure Freehold

Council Tax Band E

Floor Area Approx 1,050 sq ft

**Viewing Arrangements
Strictly by appointment**

ENTRANCE HALLWAY

Approached via a composite entrance door with obscure windows to centre part, leading to the long entrance hallway, under-stairs storage cupboard with plumbing for washing machine and ideal combi gas central heating, staircase to first floor with oak and glass balustrade, wood flooring with underfloor heating.

CLOAKROOM

Modern white suite comprising low level wc, wash hand basin, obscure glass window to side, underfloor heating, extractor fan and chrome heated towel rail.

LOUNGE

18' 7" x 11' 6" (into bay)(5.68m x 3.53m)
An excellent sized bay fronted reception, wood flooring with under floor heating and recessed spotlights throughout.

KITCHEN AND FAMILY ROOM

18' 2" x 13' 8" (5.56m x 4.17m)
An excellent sized kitchen and family room with kitchen well appointed along one side in light high gloss fronts beneath worktop surface, inset sink with side drainer, inset four ring hob with oven below, integrated microwave, integrated fridge freezer, integrated dishwasher, matching range of eye level wall cupboards, wall tiling to splash back area, open plan family seating and dining area with folding doors to the rear garden, recessed spotlights and wood flooring with underfloor heating.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase with wood and glass balustrade leading to the central landing area, access to boarded roof space via retractable ladder and window to side.

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BEDROOM ONE

13' 10" x 12' 2" (overall) (4.24m x 3.71m)
Overlooking the rear garden. A good sized principal bedroom with built out storage cupboard, radiator, door to ensuite.

ENSUITE SHOWER ROOM

Modern white suite comprising low level wc, wash hand basin, shower cubicle with twin head shower, wall tiling to splash back areas, extractor fan, electric shaver point and chrome heated towel rail.

BEDROOM TWO

18' 6" x 10' 9" (into bay) (5.66m x 3.29m)
An excellent sized second double bedroom with bay fronted window enjoying views of the playing field, full height freestanding wardrobes to remain and radiator.

BEDROOM THREE

10' 6" x 7' 0" (3.21m x 2.14m)
Aspect to front, radiator.

FAMILY BATH AND SHOWER ROOM

Modern, quality family bath and shower room comprising low level wc, wash hand basin with out of wall taps, tile surround bath with central out of wall chrome taps, large shower cubicle with overhead waterfall shower, full wall and floor tiling, recessed spotlights, storage cupboard behind shower and heated towel rail.

OUTSIDE

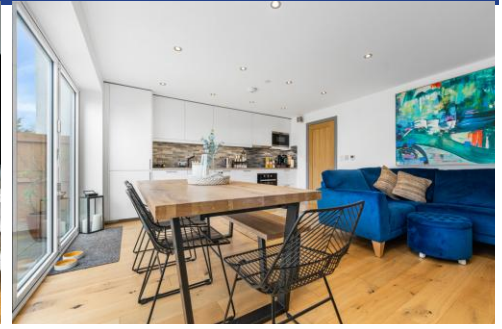
REAR GARDEN

Beautifully landscaped rear garden with paved patio, beautifully manicured lawn and rear plant and shrub bed. Enclosed by timber fencing. Side access.

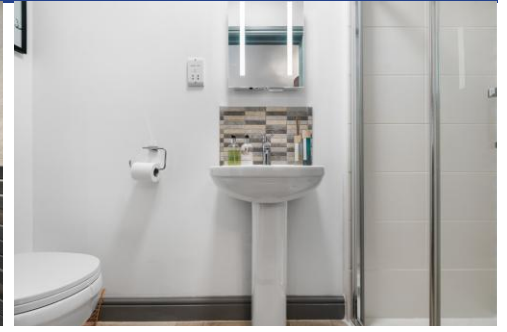
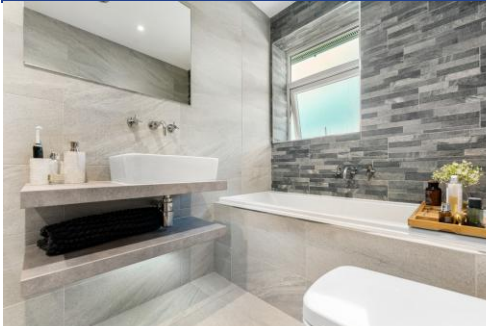
FRONT GARDEN

Long and wide key block driveway offering parking for approx 3 cars.

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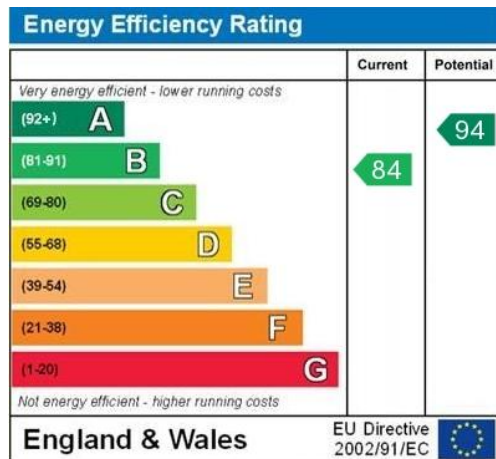
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