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Entrance Hall
 Enter the property to the front into welcoming hallway with door to under stairs storage facility and further doors allowing access to Lounge, Dining room, cloakroom and Kitchen/Diner.

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Lounge
 24' 5" into bay x 11' 6" max (7.44m into bay x 3.51m max)
 A light and spacious family lounge benefiting from dual aspect with bay window to front and UPVC double french doors to rear opening to decked area of the rear garden.

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Dining Room
 12' 10" x 10' 7" (3.91m x 3.23m)
 A good size dining room with box bay window to front

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Cloakroom
 Half tiled two piece suite comprising low level WC and corner hand wash basin.

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Kitchen
 10' 6" x 22' 6" (3.20m x 6.86m)
 Upgraded platinum range kitchen fitted with stone grey wall and base units which provide ample storage and worktop space over with one and half bowl stainless steel sink unit with central mixer tap. Larder units providing additional storage. Integrated items include electric induction hob with glass splashback and overhead extractor hood, double oven and dishwasher. Space for washing machine. With a central island and family sitting area this contemporary kitchen makes for a fantastic social space ideal for anyone wanting family gathering or entertaining with double french doors opening to the decked area of the enclosed rear garden.

Utility Room

Three piece suite comprising of walk in enclosed shower, low level WC and wash basin. Half tiled, obscure glazed window.

Bedroom Three
 11' 7" x 8' 10" (3.53m x 2.69m)
 Window to rear.

Family Bathroom
 Four piece suite comprising of paneled bath, walk in enclosed double shower, low level WC and wash basin. Half tiled, obscure glazed window.

Second Floor Landing
 Stairs continue from the first floor to the second floor gallery landing with velux skylight window allowing an abundance of natural light. Doors to bedrooms four, five, shower room and built-in storage cupboard.

Bedroom Four
 15' 4" max x 11' 6" max (4.67m max x 3.51m max)
 Window to front.

Bedroom Five
 10' 9" x 9' (3.28m x 2.74m)
 Window to front.

Shower Room





Fitted with a range of wall and base storage units to match the kitchen, space for utility services, door to rear garden. Wall mounted housed gas combination boiler.

First Floor Landing

Stairs from the entrance hall lead to the first floor, doors to three bedrooms and family bathroom.

Master Bedroom

21' 5" max x 10' 6" (6.53m max x 3.20m)

Dual aspect with windows to the front and side, this light and spacious room boasts plenty of floorspace along with a vast amount of storage within the fitted wardrobes.

En Suite

The luxury theme continues through to this impressive en suite featuring paneled bath, large enclosed walk in shower, twin sinks, WC and bidet. Tiled flooring and half tiled walls, triple aspect with windows to both sides and to the rear.

Bedroom Two

12' 1" x 11' 7" (3.68m x 3.53m)

Window to front. Access to en suite shower room.

En Suite



Three piece suite comprising of walk in enclosed shower, low level WC and wash basin.

Outside

The enclosed rear garden has recently undergone additional landscaping by the current owners who have installed a generous decking area allowing for a family friendly entertaining space off the living accommodation via double french doors from both the lounge and the family kitchen area. The remainder is laid to lawn and decorated with surrounding plants and shrubs.

Council Tax

Band F

Schools And Catchments

Welsh Primary School - Ysgol Llanhari

English Primary School - Tonysguboriau Primary

Welsh Secondary School - Ysgol Llanhari (Secondary)

English Secondary School - Y Pant









13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: B