



**Heol Y Gylfinir, Llanilid Pontyclun CF72 4AX**



**welcome to**

## **Heol Y Gylfinir, Llanilid Pontyclun**

We're delighted to offer for sale this tasteful property, with impressive decor throughout. A Stunning Detached House With Garage And Stylish Open Plan Kitchen/Diner, Perfect For Any Professional Couple Or Young Family Looking For Their Dream Home With Easy Access To Local Amenities!

### **Entrance Hall**

Via obscure double glazed front door, double glazed window to side aspect, storage cupboard, radiator, stairs to first floor and doors to all rooms

### **Ground Floor Cloakroom - W/C**

Comprising low level w/c, vanity wash basin, radiator, extractor fan

### **Reception Room**

12' 11" widest x 11' 7" widest ( 3.94m widest x 3.53m widest )  
Double glazed window to front aspect, radiator

### **Kitchen/Diner**

18' 1" widest x 9' 4" widest ( 5.51m widest x 2.84m widest )  
Range of kitchen units, work surfaces, sink and drainer with mixer tap, oven and gas hob with cooker hood over, space for dining table, radiator, double glazed windows to rear and double glazed doors to rear garden, access to utility room

### **Utility Room**

5' 11" widest x 5' 9" widest ( 1.80m widest x 1.75m widest )  
Work surfaces, plumbing for washing machine and space for appliances, radiator, gas boiler, double glazed window to side aspect

### **First Floor Landing**

Stairs from ground floor, loft access, two cupboards, doors to all rooms

### **Bedroom One**

12' 11" widest x 10' 8" widest ( 3.94m widest x 3.25m widest )  
Double glazed window to front aspect, radiator, door to en-suite

### **En-Suite**

Three piece suite comprising; Shower, wash basin, low level w/c. Extractor fan, radiator, obscure double glazed window

### **Bedroom Two**

9' 6" widest x 9' 3" widest ( 2.90m widest x 2.82m widest )  
Double glazed window to rear aspect, radiator

### **Bedroom Three**

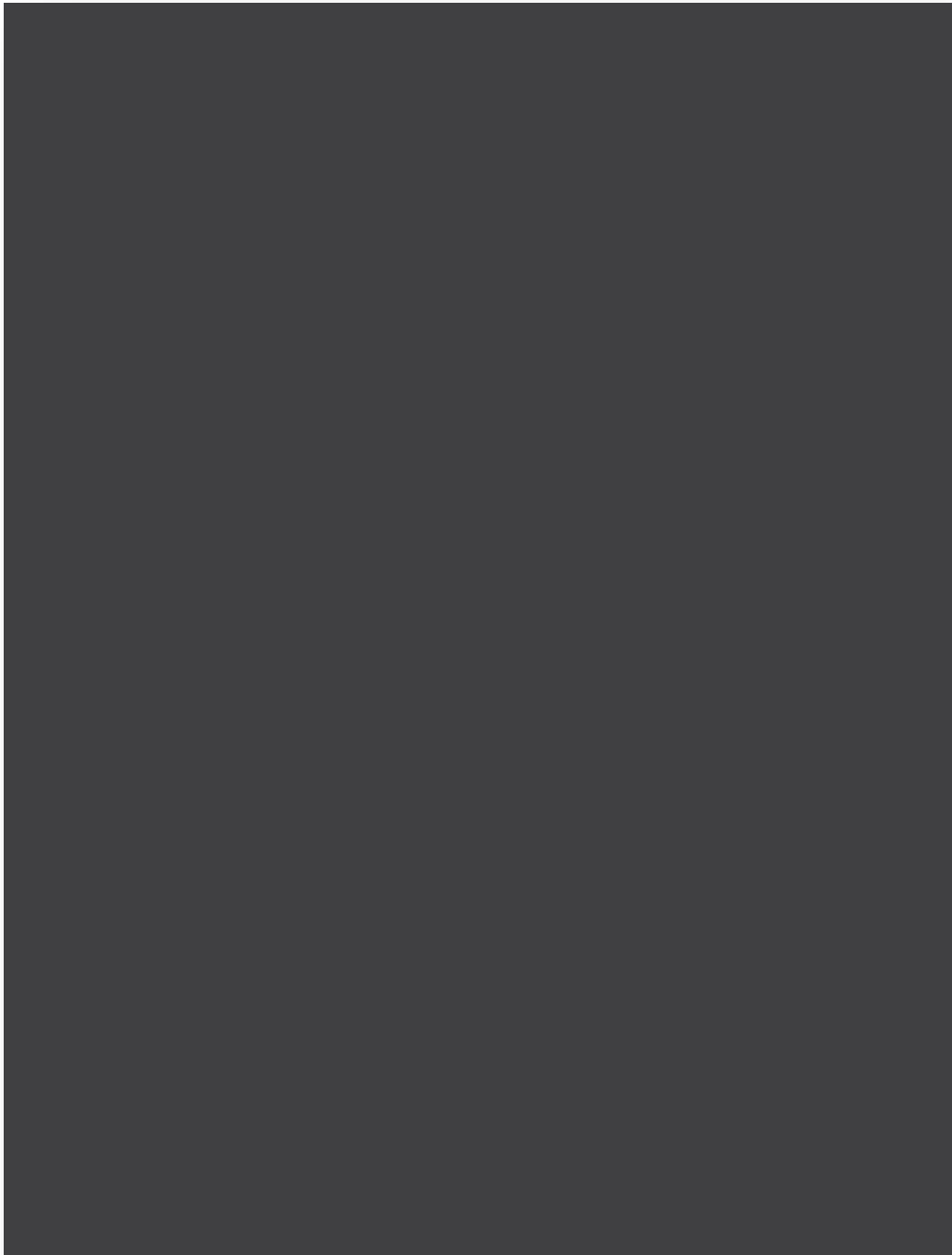
9' 6" widest x 8' 6" widest ( 2.90m widest x 2.59m widest )  
Double glazed window to rear aspect, radiator

### **First Floor Bathroom**

Three piece suite comprising; Bath, wash basin, low level w/c. Radiator, obscure double glazed window

### **Rear Gardens Driveway**

**Garage**  
20' 4" x 10' 9" ( 6.20m x 3.28m )



**welcome to**  
**Heol Y Gylfinir,**  
**Llanilid Pontyclun**

- Detached House In A Sought-After Modern Development
- Spacious Reception Room
- Open Plan Kitchen/Diner And Separate Utility Room
- Three Well-Proportioned Bedrooms
- First Floor Bathroom, En-Suite And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: B  
Council Tax Band: E

**£300,000**



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Property Ref:  
TBG110752 - 0005

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allen & harris



**01443 237667**



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,  
Mid Glamorgan, CF72 8AE



**allenandharris.co.uk**