

7 Heol Y Gylfinir  
Llanilid  
Pontyclun  
CF72 4AX

£250,000



- Three Bedroom Semi Detached
- Popular Location
- 9 Years Remaining On The NHBC
- Off Road Parking
- Well Presented Throughout
- Ensuite
- Cloakroom
- No Chain
- Must Be Viewed

**Ref: PRA10132**

Viewing Instructions: Strictly By Appointment Only



## General Description

\* 9 Years NBC Remaining \* Daniel Matthew are pleased to offer for sale this well presented three bedroom semi detached home situated on the new Persimmon site Michael's Grove. Comprising hallway, cloakroom, lounge, kitchen/diner. To the first floor bedrooms with ensuite to Masters and family bathroom. Further benefits off road parking and garden to rear. Offered with No onward chain, call our team to arrange an appointment.

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## Accommodation

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### Entrance

Enter via composite door to hallway, plain ceiling, plain walls, vinyl flooring.

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### Cloakroom/w.c

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls, vinyl flooring, low level WC, wash hand basin, radiator.

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### Lounge (16' 2" x 13' 1") or (4.93m x 4.00m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, stairs to first floor, door to kitchen/diner.

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### Kitchen/ Diner (16' 1" x 8' 3") or (4.90m x 2.51m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to rear garden, plain ceiling, plain walls, vinyl flooring, radiator, understairs cupboard. Matching wall and base units, stainless sink/drainage, integrated hob and over, plumbing for washing machine, space for fridge/freezer.

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### Landing

Plain ceiling, plain walls, carpet flooring, airing cupboard, doors leading to all first floor rooms.

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### Master Bedroom (12' 10" x 8' 11") or (3.92m x 2.73m)

UPVC double glazed window to front aspect, plain ceiling, plain walls, carpet flooring, radiator, built in cupboard, door to ensuite.



### En Suite

UPVC double glazed obscured window to front aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, shower cubicle.



### Bedroom Two (9' 8" x 8' 4") or (2.95m x 2.54m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



### Bedroom Three (6' 2" x 8' 4") or (1.87m x 2.54m)

UPVC double glazed window to rear aspect, plain ceiling, plain walls, carpet flooring, radiator.



### Bathroom

UPVC double glazed obscured window to side aspect, plain ceiling, plain walls with tiled splashback, low level WC, pedestal wash hand basin, panelled bath, vinyl flooring.



## Outside

Front - Off road parking for two vehicles.

Rear - Laid to lawn, fenced boundaries.

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## Services

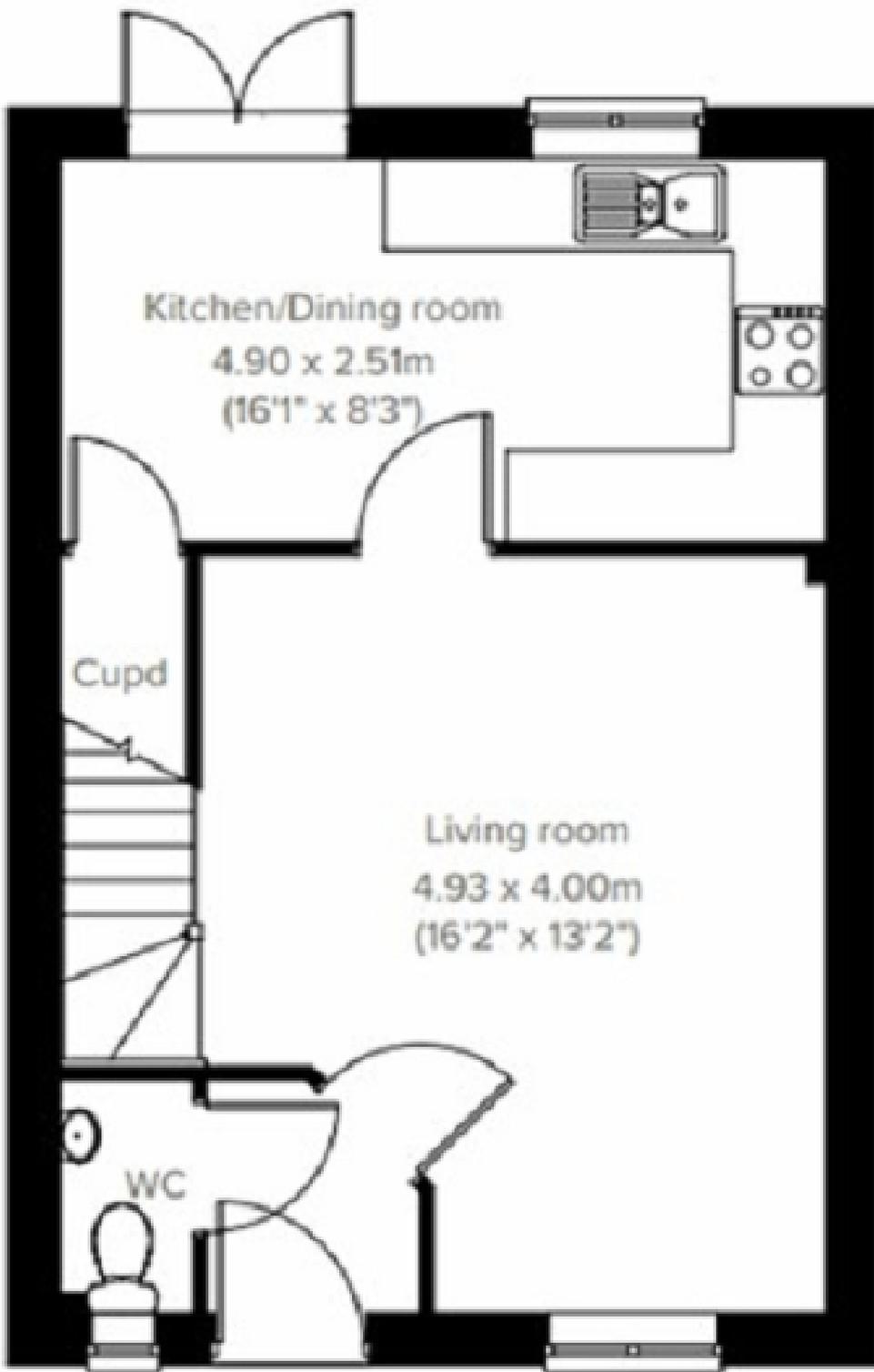
Mains electricity, mains water, mains gas, mains drainage

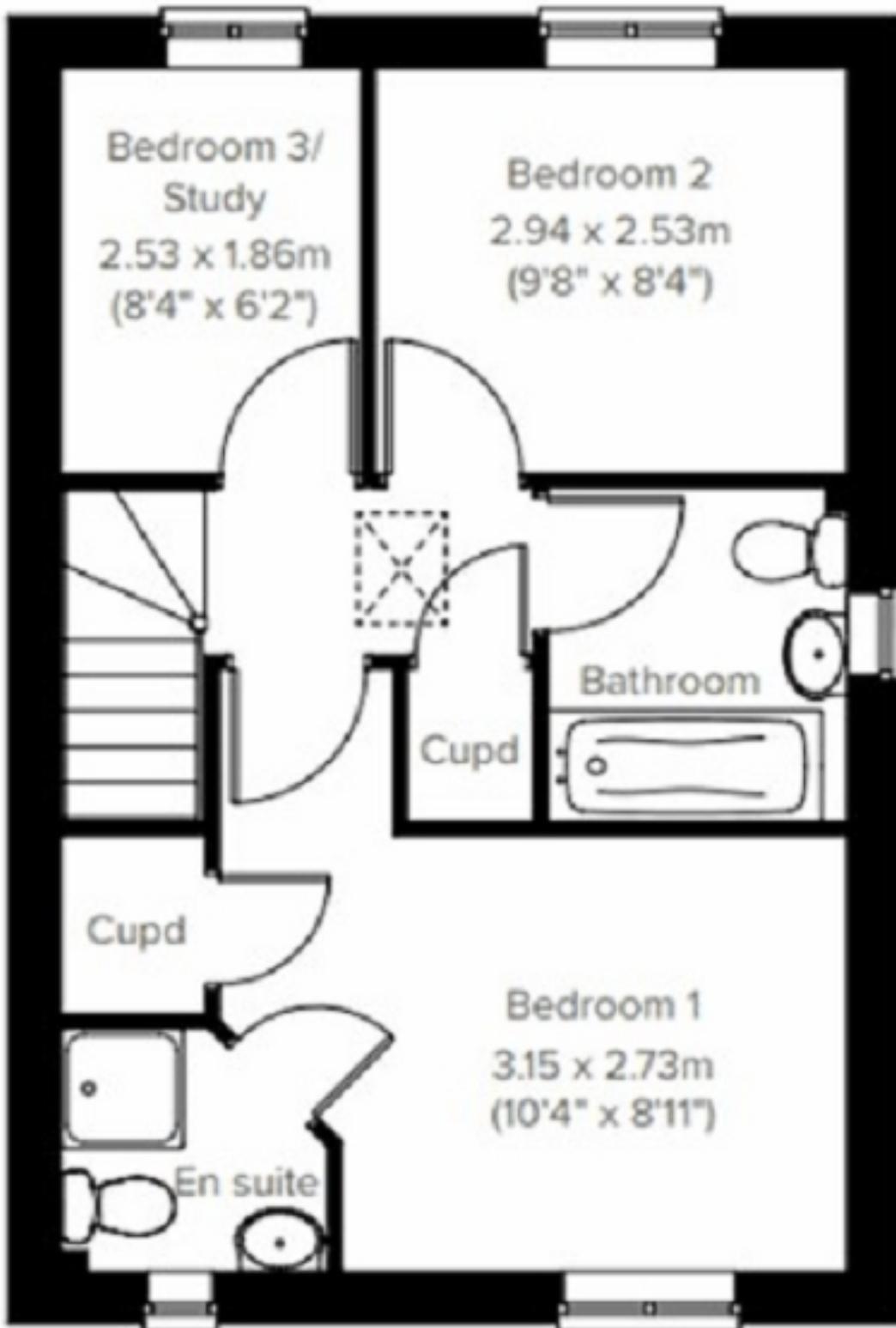
EPC Rating: B84

## Tenure

We are informed that the tenure is Freehold







All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.