



**£180,000**  
freehold

**St. Lukes Close,  
Llanharan CF72 9ST**

- EPC Rating: Awaited
- Views to the rear of countryside
- Driveway parking
- Close to Llanharan Train Station
- Perfect first time buy or investment





## About The Property

We are extremely pleased to present to market this two double bedroom semi-detached property in Brynna, Llanharan.

This home beautifully maintained and would be perfect for first time buyers or investors. This home is set in a quiet cul de sac location and is just a short distance to Llanharan train station and has excellent road links road links to the M4 J34 and J35.

The property is also within a short drive away from Talbot Green that boasts a retail park, highly regarded shops and restaurants.

Internally the property comprises of entrance hallway with stairs to the first floor, lounge, and kitchen breakfast area with under stairs storage, two double bedrooms and the family bathroom.

Outside the property has driveway parking for multiple cars and a very sunny rear garden overlooking the neighbouring fields. The garden is tranquil and perfectly landscaped with a large patio perfect for outdoor dining and relaxing extending further back to a generous lawn

## Accommodation

### Entrance Hallway

Enter via UPVC double glazed door to entrance hallway. Stairs to first floor and door to lounge.

### Lounge

12' 11" x 11' 7" ( 3.94m x 3.53m )

UPVC double glazed window to front. Door to kitchen.

### Kitchen

4' 10" Max x 7' 6" Max ( 4.52m Max x 2.29m Max )

Fitted with a range of wall and base units with worktop over. Stainless steel sink with mixer tap. Integral oven and gas hob. Space for fridge freezer and washing machine. Storage area under stairs. Two UPVC double glazed windows to rear. UPVC double glazed door to rear garden.

### Landing

Access to all bedrooms, bathroom and attic hatch. UPVC double glazed window to side.



# Peter Alan - Talbot Green

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## Master Bedroom

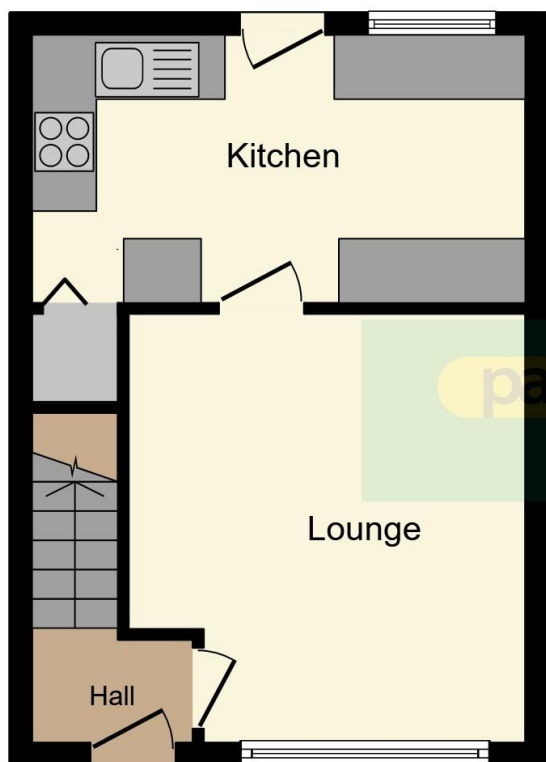
11' 8" Max x 11' 8" Max ( 3.56m Max x 3.56m Max )  
UPVC double glazed window to front. Airing cupboard  
housing new combi boiler.

## Bedroom Two

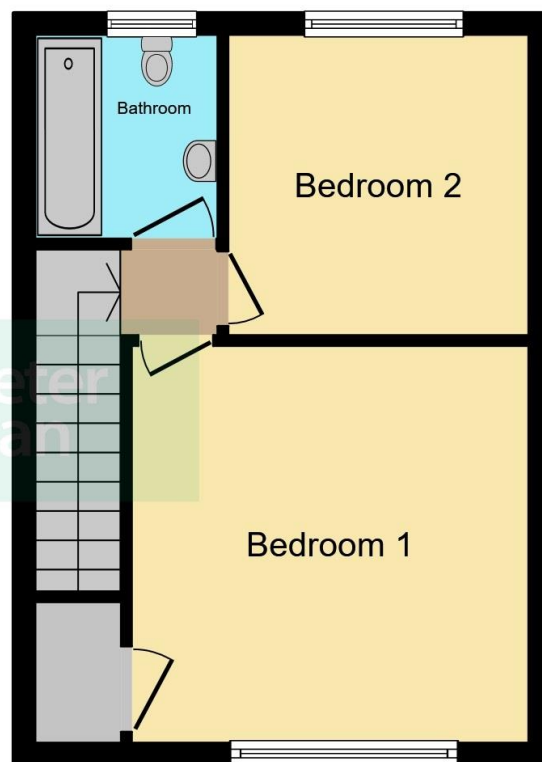
9' Max x 8' 7" Max ( 2.74m Max x 2.62m Max )  
UPVC double glazed window to rear.

## Outside

Driveway parking for multiple cars and a very sunny rear garden overlooking the neighbouring fields. The garden is tranquil and perfectly landscaped with a large patio perfect for outdoor dining and relaxing extending further back to a generous lawn



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.