



Gelli Road, Llanharry PONTYCLUN CF72 9JA

welcome to
Gelli Road, Llanharry
PONTYCLUN

- Semi-Detached House In The Heart Of Llanharry
- Offered For Sale With No Onward Chain And Including A Professional Lift System Between Ground/First Floor
- Two Reception Areas And Separate Kitchen
- Conservatory And Ground Floor Study Room
- First Floor Shower Room And Ground Floor Bathroom

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

£199 000

A Fantastic Semi-Detached House, Set On An Enviaible Plot Including Generous Rear Gardens, Driveway With Space For Multiple Vehicles And No Onward Chain!



Entrance Porch

Entrance Hall

Reception Area One

15' wudest x 12' widest (4.57m wudest x 3.66m widest)

Reception Area Two

12' 8" widest x 9' 11" widest (3.86m widest x 3.02m widest)

Kitchen

14' 7" widest x 6' 3" widest (4.45m widest x 1.91m widest)

Conservatory

10' 9" widest x 6' 9" widest (3.28m widest x 2.06m widest)

Ground Floor Study

8' 10" widest x 7' 6" widest (2.69m widest x 2.29m widest)

Ground Floor Bathroom

First Floor Landing

Bedroom One

16' 4" widest x 9' 11" widest (4.98m widest x 3.02m widest)

Bedroom Two

9' 11" widest x 9' 5" widest (3.02m widest x 2.87m widest)

Bedroom Three

9' 7" widest x 9' 1" widest (2.92m widest x 2.77m widest)

First Floor Shower Room

Driveway

Rear Gardens

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Property Ref:
TBG110599 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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