

HUNTERS®

HERE TO GET *you* THERE

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Southgate Avenue

Llantrisant, Pontyclun, CF72 8DR

Offers In Excess Of £300,000



Council Tax: C



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Hallway

with laminate flooring, skimmed walls and ceilings with spot lighting, radiator, composite front door with side panel, large coat cupboard, doors to;

Lounge dining

22'3" x 16'10" (6.78m x 5.13m)

Found across the back with laminate flooring, skimmed walls and ceiling with spot lighting, three radiators, two sets of patio doors to rear, open arch to kitchen.

Kitchen

10'1" x 8'11" (3.07m x 2.72m)

Laminate flooring, skimmed walls & ceiling with spot lighting, selection of base units in slate colour and wall units in white with granite effect worktops and matching backsplash, composite sink and drainer with mixer tap, built in double electric oven, 5 ring gas hob with extractor hood, two fridges and freezer.

Bedroom 1 (downstairs)

12'4" x 8'4" (3.76m x 2.54m)

With laminate flooring, skimmed walls and ceiling with central light fittings, radiator, window to front views, built in wardrobes with double sliding doors, additional storage in corner.

Bedroom 2 / Reception

11'6" x 9'10" (3.51m x 3.00m)

With laminate flooring, skimmed walls and ceiling with central light fittings, radiator, window to front views.

Shower room

with laminate effect flooring, skimmed walls and

ceilings with central lighting and light tunnel, radiator, double shower cubicle with thermostatic shower and glass door.

Bathroom

6'3" x 5'8" (1.91m x 1.73m)

Laminate effect flooring, skimmed walls and ceiling with central lighting, 3 piece suite with wc and hand wash basin built into vanity, bath with shower attachment, chrome ladder radiator, window to side.

Bedroom 3 (upstairs)

14'4" x 10'10" (4.37m x 3.30m)

with carpets, skimmed walls with a feature glass wall to stairs and skimmed ceiling with central lighting, two windows to rear and two skylights in front ceiling, radiator, access to ensuite, built in wardrobes along one side into eaves.

Ensuite

16'10" x 4'7" (at widest) (5.13m x 1.40m (at widest)) with vinyl flooring, skimmed walls and ceiling with spot lighting, wc, sink unit with storage drawers, separate extra large shower cubicle with thermostatic shower, chrome towel radiator, window to rear and skylight to front.

Gardens

Front enclosed garden with block paved driveway to front and side for several vehicles, steps up to side access and gated access to rear.

To the rear there is a decked terrace off the rear of the property and steps down to a landscaped garden with a further decking area in front of a purpose built cabin which has front French doors, power and lighting. The rest of the garden has been designed

with artificial grass and chippings with a selection of decorative trees and bushes.



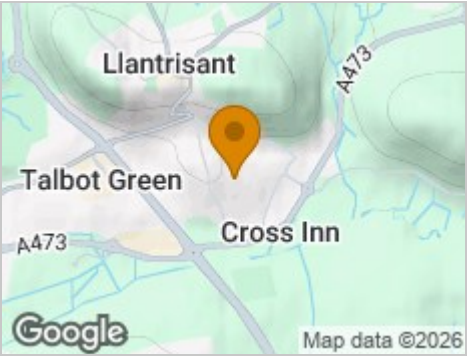
Road Map



Hybrid Map



Terrain Map



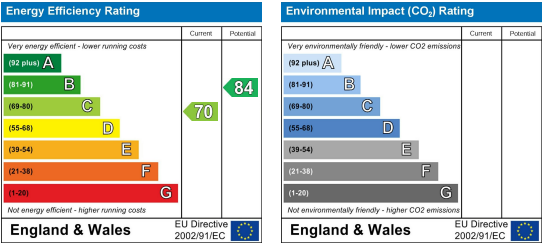
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.