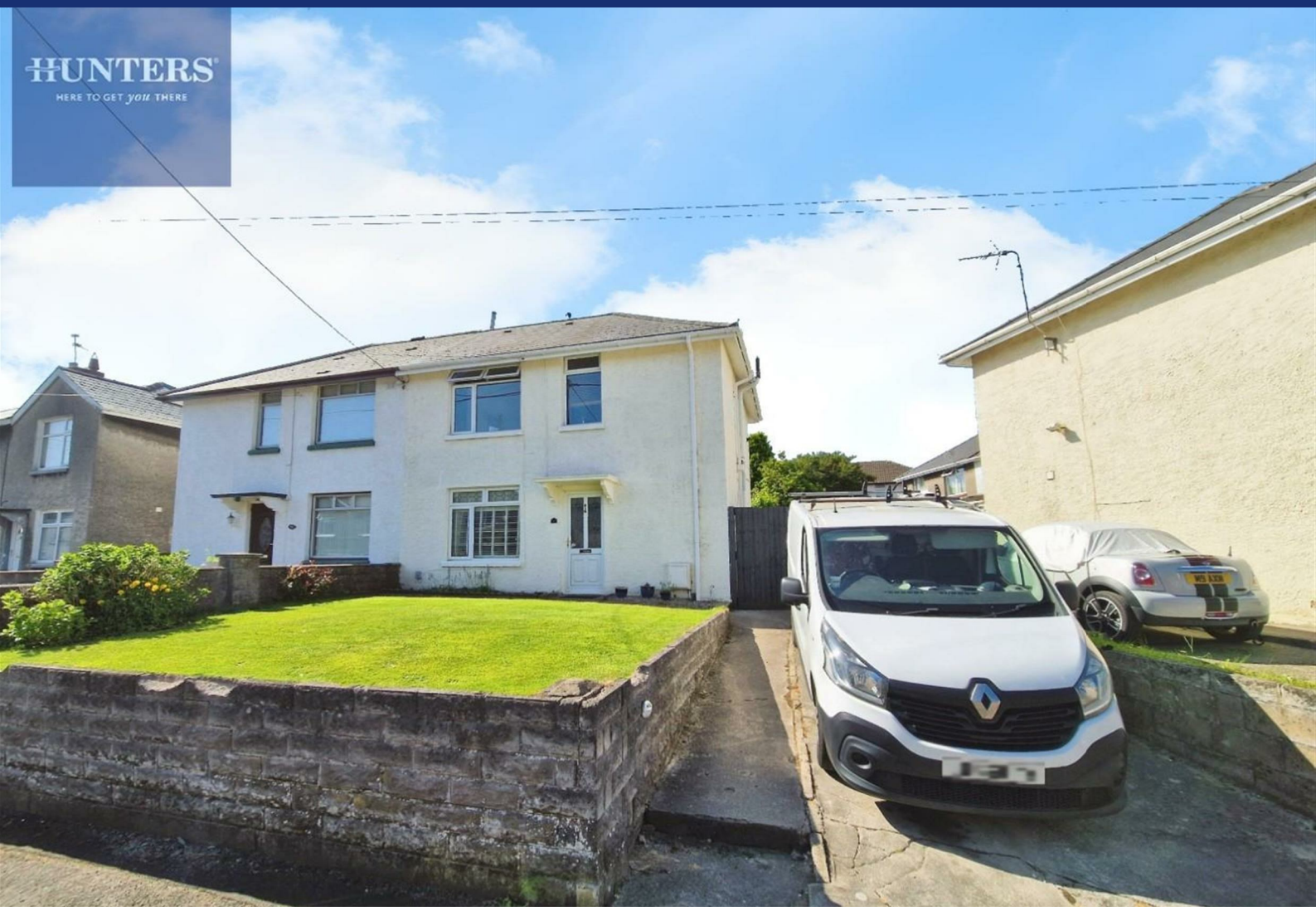
HUNTERS®

HERE TO GET *you* THERE



Duffryn Crescent

Llanharan, Pontyclun, CF72 9RR

Asking Price £188,000

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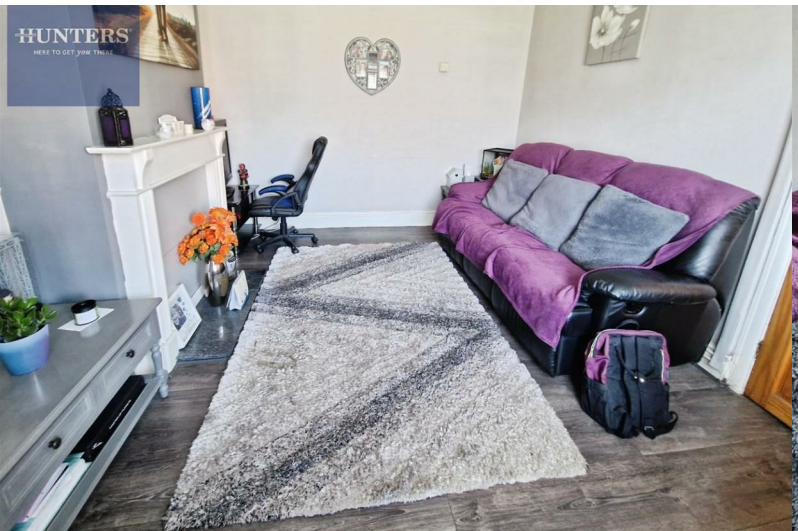
Council Tax: B



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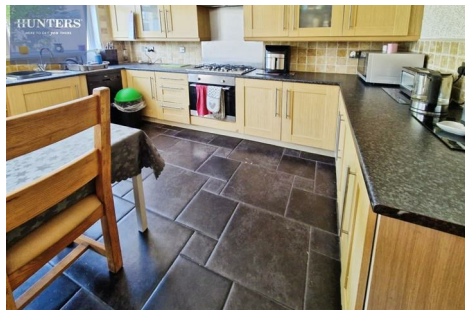

General

Llanharan is a charming village located in Rhondda Cynon Taf (RCT), Wales. This quaint village offers a peaceful and welcoming atmosphere, making it an ideal place for families to settle down and enjoy a high quality of life.

One of the key benefits of living in Llanharan is its excellent transport links. The village is conveniently located near the M4 motorway, providing easy access to nearby cities such as Cardiff and Swansea. Additionally, the Llanharan train station offers regular services to these cities, making commuting a breeze for residents.

In terms of local amenities, Llanharan offers a variety of shops, restaurants, and pubs, providing residents with everything they need for their daily needs. The village also has a community centre, sports facilities, and parks, offering plenty of opportunities for recreation and social activities.

Llanharan is surrounded by beautiful countryside, with stunning views and plenty of outdoor spaces to explore. Nearby beauty spots such as Garth Mountain and the Glamorgan Heritage Coast offer residents the chance to enjoy nature and outdoor activities, including hiking, cycling, and picnicking.

For families with children, Llanharan boasts several reputable schools, including Llanharan Primary School and Ysgol Llantrisant. These schools offer a high standard of education and a nurturing environment for students to thrive.

Hallway

with tiled flooring, wood panel / skimmed walls and textured ceiling with central lighting, stairs to first floor with under stair storage, doors to;

Lounge

14'5" x 11'3" (4.39m x 3.43m)
with laminate flooring, skimmed walls and textured ceilings which are coved with central lighting, window to front, radiator, wood fire surround with marble hearth.

Kitchen

12'5" x 10"3" (3.78m x 3.05m'0.91m)
with tiled flooring, papered walls and textured ceilings with spot lighting, radiator. Selection of base and wall units in beech shaker style with granite effect worktops, integral sink & drainer, electric oven, hood and hob, window and door to rear

Utility Toilet

Separate wc & utility with tiled flooring, papered walls and textured ceilings with central lighting, plumbing for washing machine, door to wc with 2 piece suite wc and sink built into vanity, radiator, window to rear.

Landing

with carpets, skimmed walls and textured ceilings with central lighting, wood banister with spindles, attic access, window to front, doors to:

Bedroom 1

11'6" x 9'9" (3.51m x 2.97m)
with laminate flooring, skimmed walls and textured ceilings with central lighting, radiator, window to rear.

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Bedroom 2
11'6" x 9'4" (3.51m x 2.84m)
with laminate flooring, skimmed walls and textured ceilings with central lighting, radiator, window to front.

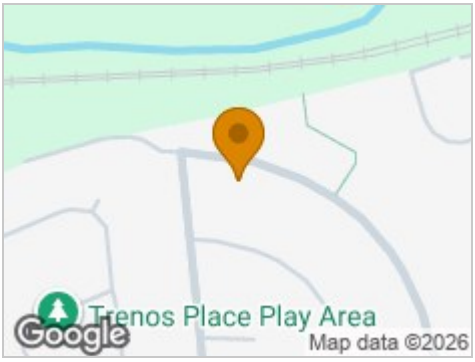
Bedroom 3
10'6" x 6'7" (3.20m x 2.01m)
with laminate flooring, skimmed walls and textured ceilings with central lighting, radiator, window to rear, built in storage with wall mounted boiler.

Bathroom
7'6" x 5'9" (2.29m x 1.75m)
with tiled flooring, tiled / skimmed walls and textured ceilings with central & spot lighting, 3 piece white suite sink, bath and wc, with thermostatic shower and glass screen, window to side, chrome towel radiator.

Gardens
South facing garden with patio area against rear of property with steps to rear lawn ith mature borders containing a variety of trees, bushes and plants, side gated access.

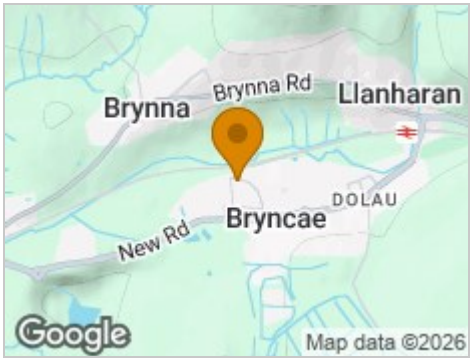
Front garden is open with elevated lawn to front with some borders, sloped concrete driveway and path leading to front door.

Road Map



Hybrid Map

Terrain Map



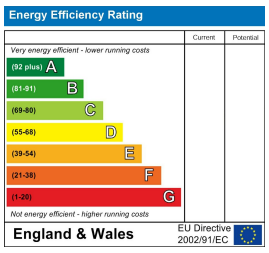
Floor Plan

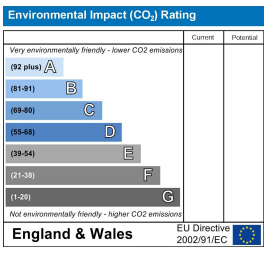
THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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.

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