

35 Blackthorn Court, Llanharry, Pontyclun, CF72 9WU



Estate Agents and
Chartered Surveyors

Asking Price Of

£235,000



Semi-Detached



Property Description

**** MODERN THREE BEDROOM SEMI DETACHED ** LARGE REAR GARDEN ****

A delightful modern three bedroom semi detached family home in the popular family area of Llanharry, being a short distance from the local school and amenities. Entrance hallway, cloakroom, lounge, kitchen and dining room. To the first floor are three bedrooms, fitted wardrobes to bedroom one and a family bathroom with shower over bath. Gas central heating, double glazing. Large lawned rear garden and long driveway to front. EPC Rating: C

Tenure Freehold

Council Tax Band C

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

Situated close to local schools, shops and a short distance to Pontyclun Village with its shopping centre and local rail station only a few minutes drive away with J34/M4 within a short car journey.

ENTRANCE HALLWAY

Approached via a composite entrance door with window to upper part leading to the entrance hallway, staircase to first floor, laminate flooring and radiator.

CLOAKROOM

Comprising low level wc, wash hand basin, window to front and radiator.

LOUNGE

14' 0" x 11' 11" (4.27m x 3.65m)

Overlooking the entrance approach, a good sized principal reception, radiator and double opening doors to kitchen.

KITCHEN AND DINING ROOM

15' 6" x 9' 9" (4.74m x 2.99m)

Well appointed along four sides in woodgrain effect fronts with chrome bar handles beneath round nosed work top surfaces, inset 1.5 bowl sink with side drainer, inset 4 ring gas hob with oven below and cooker hood above, plumbing for washing machine, space

for fridge freezer, matching range of eye level wall cupboards, concealed ideal gas central heating boiler, french doors to rear garden, window to rear, ample space for family dining table, understairs storage cupboard and radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, access to roof space and airing cupboard housing the hot water cylinder.

BEDROOM ONE

10' 4" x 8' 3" (3.16m x 2.53m)

Overlooking the entrance approach, a good sized principal bedroom with newly fitted wardrobes to one side with sliding fronts, radiator, over stairs storage cupboard, large built in double wardrobe currently used as a work from home area with desk.

BEDROOM TWO

9' 3" x 9' 1" (2.82m x 2.77m)

Overlooking the rear garden, a second double bedroom, laminate flooring and radiator.

BEDROOM THREE

9' 0" x 6' 1" (2.76m x 1.86m)

Aspect to rear, radiator.

FAMILY BATHROOM

6' 3" x 6' 2" (1.92m x 1.90m)

White suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above, wall tiling to splash back areas, obscure glass window to side, extractor fan and radiator.

OUTSIDE

REAR GARDEN

A delightful southerly facing rear garden, a paved patio leading onto an area of lawn, time fencing to parts.

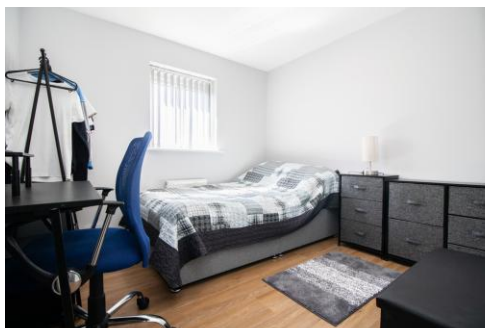
FRONT GARDEN

Lawned front with pathway to front door, long driveway to side.

ADDITIONAL INFORMATION

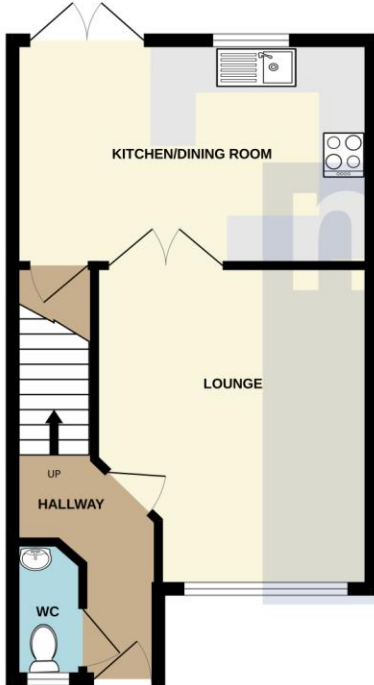
Please note the property is located on a private road which has an annual service charge of approximately £460 payable to 1st port management.

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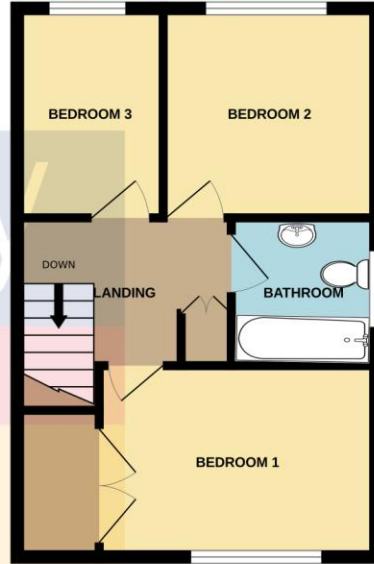


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GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

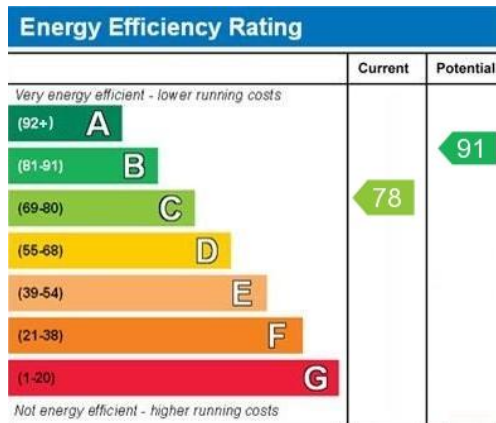


1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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