



**Meadow View, Tyla Garw Pontyclun CF72 9FP**

## welcome to Meadow View, Tyla Garw Pontyclun

- Executive Detached House In A Fantastic Location
- Two Reception Rooms And Ground Floor Study
- Impressive Open Plan Kitchen/Diner, Ideal For Hosting
- Four Well-Proportioned Bedrooms
- First Floor Bathroom And En-Suite Shower Room

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

# £410,000

An Exceptional Detached Residence, Set In An Envidable Location With Excellent Access To Local Schools, Shops And Transport Links Including Pontyclun Railway Station.

Don't delay, call us now to secure your viewing and avoid missing out!



### Entrance Hall

### Reception Room One

17' 6" widest x 10' 10" widest ( 5.33m widest x 3.30m widest )

### Reception Room Two

10' 3" widest x 9' 8" widest ( 3.12m widest x 2.95m widest )

### Reception Room Three/Study

10' 3" widest x 7' 5" widest ( 3.12m widest x 2.26m widest )

### Kitchen/Diner

16' widest x 13' 2" widest ( 4.88m widest x 4.01m widest )

### Ground Floor Cloakroom - W/C

### First Floor Landing

### Bedroom One

17' 5" widest x 11' widest ( 5.31m widest x 3.35m widest )

### En-Suite

### Bedroom Two

13' 5" widest x 9' 4" widest ( 4.09m widest x 2.84m widest )

### Bedroom Three

10' 4" widest x 9' 5" widest ( 3.15m widest x 2.87m widest )

### Bedroom Four

10' 4" widest x 7' 7" widest ( 3.15m widest x 2.31m widest )

### Bathroom

### Rear Gardens

### Driveway

### Garage

10' 7" widest x 9' 5" widest ( 3.26m widest x 2.97m widest )

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#### Property Ref:

TBG110709 - 0003

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