



Lantern Close, Llanharan, Pontyclun,
Rhondda, Cynon, Taff. CF72 9ZB

£229,950

PJC PAYTON
JEWELL
CAINES

Lantern Close, Llanharan, Pontyclun, Rhondda, Cynon, Taff. CF72 9ZB

3 bedroom detached house comprising entrance hallway, wc, lounge, open plan kitchen / diner, master bedroom with en-suite, 2 further bedrooms and family bathroom. Low maintenance rear garden. Single garage and driveway parking.

£229,950 - Freehold

- Charles Church 3 bedroom detached house
- Open plan kitchen / diner
- En-suite to master bedroom
- Low maintenance rear garden, EPC-C
- EPC - Single garage with driveway
- Viewing recommended



DESCRIPTION

Introducing this modern 3 bedroom detached house originally constructed by Charles Church. The property benefits from an elevated position off a shared access road, low maintenance rear garden and a single garage with driveway parking. Viewing is highly recommended.

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Skimmed ceiling, emulsioned walls, skirting and wood effect laminate flooring. Under stairs storage cupboard.

DOWNSTAIRS W.C.

PVCu double glazed window to the rear and a two piece suite in white comprising w.c. and wash hand basin. Vinyl flooring and ceramic tiles to the splash back.

LOUNGE (18' 3" x 9' 10") or (5.55m x 3.0m)

Dual aspect natural light via PVCu double glazed window to the front and PVCu double glazed French doors leading out to the rear garden. Two central matching light fittings, emulsioned ceiling and walls, skirting and a continuation of the wood effect laminate floor.

OPEN PLAN KITCHEN/DINER (18' 8" x 9' 2") or (5.70m x 2.80m)

Dual aspect natural light via PVCu double glazed window to the front and PVCu double glazed French doors leading out to the rear garden finished with a fitted vertical blind. Skimmed ceiling, emulsioned walls, skirting and wood effect laminate flooring. Ample space for dining table and chairs.

The kitchen space is finished with a range of low level and wall mounted shaker style units in cream with brushed chrome handles and complementary roll top work surface with splash back plinth. Inset one and half basin sink with mixer tap and drainer, space for fridge/freezer and plumbing for washing machine. Four gas ring hob with integrated overhead extractor and integrated waist height oven. Corner wall mounted Logic gas fired boiler.

LANDING

Via stairs with fitted carpet and open balustrade. PVCu double glazed window overlooking the rear garden, fitted storage cupboard housing a hot water tank.

BEDROOM 1 (9' 10" x 15' 5") or (3.0m x 4.70m)

PVCu double glazed window overlooking the rear and finished with emulsioned ceiling and walls, skirting and fitted carpet. Doorway through into the en suite.

EN SUITE

Frosted glazed window to the front and finished with three piece suite in white comprising w.c. wash hand basin and separate shower cubicle with fully glazed doors and plumbed shower. Ceramic tiles to all splash back areas and vinyl flooring. Heated chrome towel rail.



BEDROOM 2 (9' 6" x 9' 10") or (2.90m x 3.00m)

Overlooking the front via PVCu double glazed window, access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet. Handy recess for freestanding or fitted furniture.

BEDROOM 3 (9' 6" x 6' 7") or (2.90m x 2.00m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, painted walls with one feature papered wall, skirting and fitted carpet.

FAMILY BATHROOM

Frosted glazed window overlooking the front, emulsioned walls, ceramic tiles to all splash back areas and vinyl flooring. Three piece suite in white comprising w.c. wash hand basin and bath with chrome mixer tap.

OUTSIDE

Enclosed rear garden laid to artificial lawn with rear putting green. Patio area and storage shed. Detached single garage with traditional up and over door, light and power.


Access via a shared driveway laid to tarmac and responsibility is shared by four properties.

DIRECTIONS

Upon entering Llanharan go past the primary school on the right and The Bryncae Arms. Take the next right hand turn onto Enterprise Way. Lantern Close can be found up the hill on the left hand side.



Floorplan & EPC

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

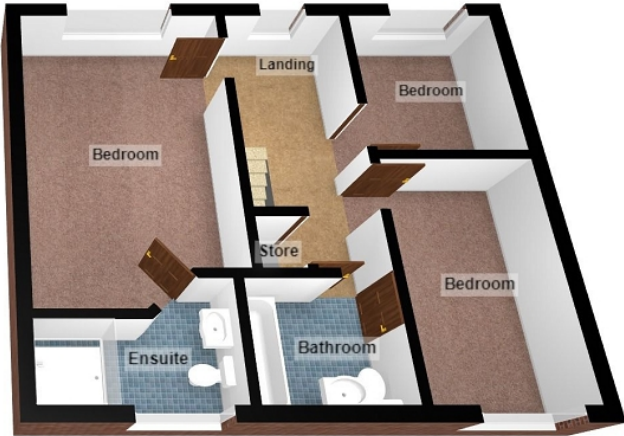
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk
01656 654328



Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk