



herbert r thomas

41 Powell Drive
Llanharan, Rhondda Cynon
Taff, CF72 9UU

hrt.uk.com



41 Powell Drive

Guide Price
£240,000

A very well presented semi detached family home peacefully located within a popular residential development close to the amenities of Llanharan.

Very well presented 3 bedroom family home

Accommodation comprises an entrance hall, wc, sitting room, kitchen/diner, three bedrooms, en-suite and family bathroom

Outside to the front lies a single garage and private parking for two vehicles

The rear garden has been landscaped well and enjoys a westerly aspect

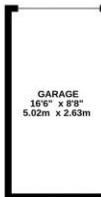
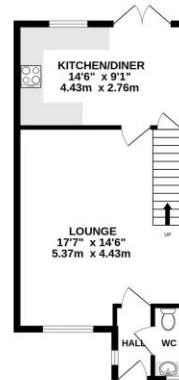
Located in a peaceful location whilst all amenities are easily accessible



A very well presented semi detached family home peacefully located within a popular residential development close to the amenities of Llanharan.

Recently fitted composite front door with decorative glazed insert opening to ENTRANCE HALL, timber effect floor, fitted ceiling light, window to front elevation with access to downstairs WC. WC, timber effect floor continues, central pendant ceiling lights with low-level WC, ceramic wash hand basin with vanity storage under, hot and cold taps over with frosted window to the front. Front SITTING ROOM, (17'7" X 14'6") timber effect floor, fitted light, straight stairs rising to the first floor with large window over the front elevation and internal door opening through to fitted KITCHEN/DINING AREA, (14'6" x 9'1") tile effect floor, single pendant light over kitchen

GROUND FLOOR
506 sq ft. (55.7 sq.m.) approx.



1ST FLOOR
387 sq ft. (36.0 sq.m.) approx.



area with a triple pendant light over dining space.

Kitchen units comprise a run of wall and base mounted storage units with composite wood effect, countertop over, inset 1 1/2 ceramic sink with drainer and mixer tap over, electric oven with gas hob and extractor, plumbed provision for white goods, with a pair of French doors opening directly to the rear garden with additional window to the side. A useful under stairs storage cupboard is accessible from the kitchen.

First floor LANDING, fitted carpet, airing cupboard just off, combi boiler with separate attic hatch, fitted ceiling lights and window to side elevation. BEDROOM 1, (13'7" x 8'10") fitted carpet, recess LED spotlights and pendant light to ceiling with integrated storage, comprising single wardrobes, either side of the bed with matching bedside

tables and storage cupboards over the window to the front elevation and door through to newly fitted EN-SUITE SHOWER ROOM, Comprising a modern WC with open shelving over and a sink to the side with vanity storage under and fully panelled shower enclosure with mains fed rainfall shower, LED spotlights and separate extractor to ceiling. The en-suite also benefits from a chrome heated towel rail. BEDROOM 2, (10'7" x 8'1"), fully carpeted, pendant ceiling light and large window with elevation views to the back garden. BEDROOM 3/HOME OFFICE, (8'9" X 5'9") fitted carpet, LED spotlights to ceiling with run of integrated wardrobes, large window to the front elevation. FAMILY BATHROOM, fitted ceiling light, three-piece suite comprising wash hand basin, vanity storage under counter top either side, low-level WC, panelled bath, tap and shower attachment, frosted window to the back.

The property benefits from a single GARAGE, (16'6" X 8'8") with power and lighting and manually operated door with parking bay directly outside and an additional bay to the front of the house.

The rear garden is fully enclosed and enjoys a westerly aspect made up of a large paved seating area and grass lawn.



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TOTAL FLOOR AREA : 944 sq ft. (87.7 sq.m.) approx.
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors are approximate and no guarantee can be given for the accuracy of any 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 condition or working order can be given.
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Directions

From our Cowbridge office travel in an Easterly direction up the High Street to the traffic lights. At the traffic lights turn left through Aberthin and Ystradwen and into Talygarn. Drive over the motorway turning first left at the top of Brynsadler Hill for Llanharry. Drive into Llanharry passing The Bear Hotel turning immediately right which leads to Llanharan. On reaching a T Junction turn left and at the roundabout take the third exit onto 'Terrys Way'. Upon reaching a second roundabout, take the first exit onto 'Colliers Avenue' and first right onto 'Powell Drive'. Follow the road around, turn left and at the head of the road take the right lane along a shared drive where Number 41 will be on your right hand side and the single garage and driveway far left.

Tenure

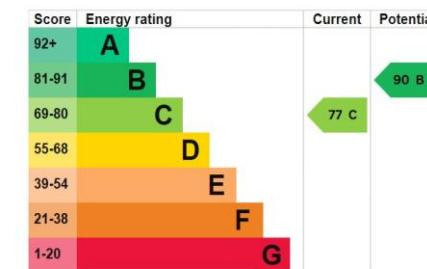
Freehold

Services

Mains water, electric, gas and drainage

Council Tax Band C

EPC Rating C



Viewing strictly by appointment through Herbert R Thomas

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