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herbert r thomas

6 Meadow Drive

Tyla Garw, Pontyclun, CF72  
9FR

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## 6 Meadow Drive

Asking price **£289,950**

A modern, bay-fronted, three storey townhouse with flexible and spacious accommodation. Situated along a quiet residential close with an enclosed garden, garage and great connectivity to Pontyclun and M4 corridor.

Accommodation is arranged over three floors and comprises an entrance hallway, kitchen/diner, cloakroom/WC and living room

To the first floor: Three bedrooms and bathroom

To the second floor: Master bedroom and en suite shower room

Enclosed rear garden, garage and driveway

Very well connected to Pontyclun amenities and train station, each within a 5 minute walk

Easy commuting access to M4 corridor





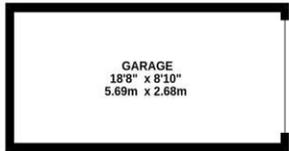
A canopy entrance with decorative frosted glazed front door opening to the HALLWAY with modern WC just off. Half turn carpeted stairs rise to the first floor and benefits from two useful storage cupboards beneath. Bay-fronted KITCHEN/ DINER with a fitted run of wall and base mounted units, composite worktop with inset sink, provision for plumbed white goods, dishwasher and an 'Electrolux' electric oven with four ring gas hob. To the rear of the property lies the main SITTING ROOM with two

pendant ceiling lights, window and French doors giving direct access to the enclosed rear garden.

Off the first floor LANDING is an airing cupboard housing the pressurised water tank and gives access to three bedrooms and family bathroom. To the front of the property lies double BEDROOM TWO with fitted carpet, pendant ceiling light and an elevated view. The FAMILY BATHROOM comprises a three-piece suite with a panelled bath, pedestal wash hand basin, WC, frosted window to

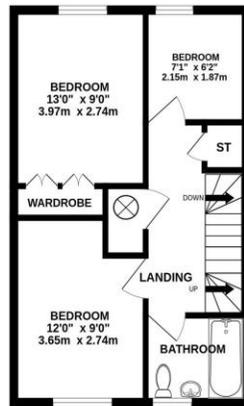
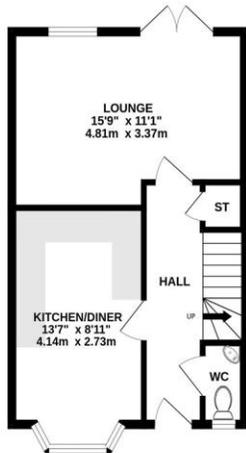
front. To the rear of the property lies BEDROOM THREE, a sizable double with two built-in double wardrobes and elevated views to the back garden. BEDROOM FOUR, a single room with pendant ceiling light, fitted carpets and views to rear. Half turn spindle stairs rise to the second floor and gives access to the generously sized BEDROOM ONE, enjoying a dual aspect with window to the front and Velux to the rear. A modern EN-SUITE SHOWER ROOM comprises a fully tiled mains fed corner shower enclosure with WC to side and pedestal wash hand basin beneath a frosted window overlooking the rear.

There is eaves storage and an attic hatch accessible from this room. The low maintenance rear garden comprises a patio area directly accessible from the living room, running onto a grass lawn with fencing to all boundaries. A pedestrian gate links to the rear driveway and a single GARAGE benefiting from a manually operated up and over door providing additional parking and/or storage.



GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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## Directions

From the village of Pontyclun, follow the Llantrisant Road passing Y Pant Comprehensive School and Leekes Department Store, and on reaching a set of traffic lights turn left onto the A473. At the first roundabout take the first exit, remaining on the A473, at the next roundabout take the second exit down Coed Cae Lane, pass over the railway crossing and turn immediately left following The Ashgrove Road. Take the next right turn onto Llwyn Onn. Meadow Drive is the next turning on your right hand side. Continue straight ahead and just before the 'T' junction, No.6 will be on your left hand side as indicated by our 'For Sale' board.

What3words: jogged.roofer.buildings

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity.  
Garage leasehold - 999 year lease from year built (2000-2010)  
Council Tax Band D  
EPC Rating

Viewing strictly by appointment through  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

