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19 Gelli Road,
Llanharry, Pontyclun, CF72
9JA

19 Gelli Road

Asking price **£229,950**

An extensively refurbished, traditional three bedroom semi-detached family home located favourably at the head of a residential close with southerly facing, landscaped rear garden.

Extensively refurbished home finished to an excellent standard throughout

Entrance hall, front sitting room, rear hall, kitchen/diner, shower room/utility, side hall, garden store, workshop and laundry store.

Three bedrooms and family bathroom

Gated front driveway providing parking for 2/3 vehicle

Enclosed southerly facing rear garden with 18ft x 12ft raised terrace accessible from kitchen

Located with the amenities of Llanharry, Pontyclun and Cowbridge close by.





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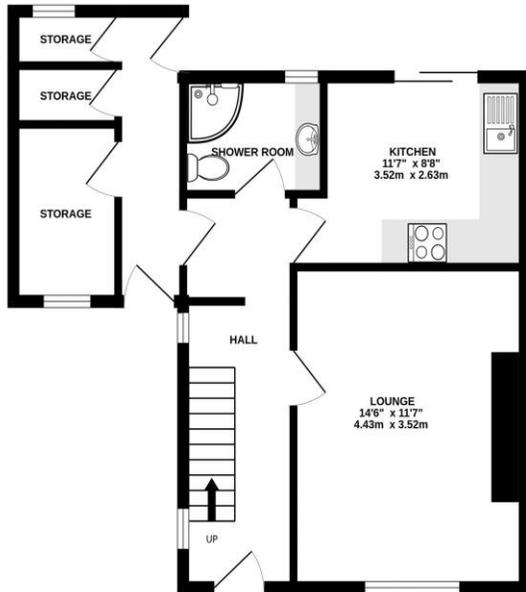
Recently fitted composite front door through to ENTRANCE HALL (13'6" x 5'11"), tile effect floor, central ceiling light, straight spindle stairs to first floor with integrated pull-out storage and bench with window to side. Front SITTING ROOM (15' x 11'11"), fitted carpet, pendant light, feature fireplace and large window to the front driveway. REAR HALL (5' x 6'4"), tile style floor, pendant light, door through to SHOWER/UTILITY ROOM (5'9" x 7'5"), tile effect floor, central light, sizable corner shower enclosure, modern WC to the side, wall mounted

heated towel rail, ceramic basin with countertop under, provision for plumbed white goods and vanity storage under, frosted window to side. Fully fitted, modern KITCHEN (9'9" x 10'3"), tile style floor, spotlight to ceiling, soft touch units, butchers block countertop, stainless steel sink with 'Beco' oven and grill, 'Bosch' induction hob over with bi-fold doors opening directly to the rear garden. SIDE HALL (3'9" x 15'11"), wall mounted light, lockable doors to front drive and rear garden with access to the following rooms. WORKSHOP/STORE (8'7" x 5'10"), fitted carpet, wall mounted light, storage cupboards and window to the front. GARDEN STORE (7' x 3'3"), sizable space with shelving providing good storage. LAUNDRY STORE (6'2" x 3'3"), tile effect floor and frosted window to the rear elevation.

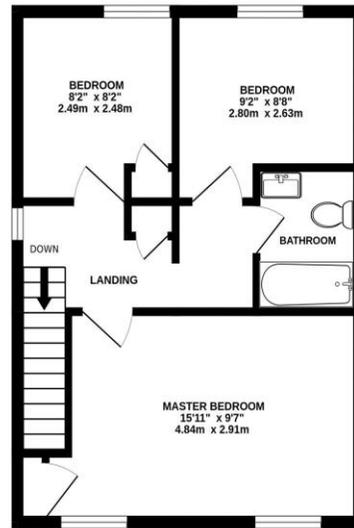
First floor LANDING (11'7" x 5'7" max), fitted carpet, pendant light, attic hatch, and airing cupboard just off. Window to stairwell. BEDROOM ONE (10'2" x 14'11"), fitted carpet, ceiling light with small attic hatch, two windows to the front elevation, access to boiler cupboard housing the recently fitted combination boiler, integrated wardrobes to remain. BEDROOM TWO (8'7" x 8'7"), fitted carpet, light, attic hatch, large window to the rear and built in storage cupboard with shelving to the top half. BEDROOM THREE (9' x 9'7"), fitted carpet, central ceiling lights and large window to the rear. FAMILY BATHROOM (5'8" x 6'3"), tiled floor, central ceiling light and three piece suite comprising a ceramic wash hand basin with vanity storage under, low level WC, panel bath with electric triton shower over.

Pillared gated entrance leads to a sizable pavia driveway, providing parking for up to three vehicles. Gated access extends to the fully landscape garden made up of gravel areas and bark laid play area, a level lawn and an elevated decked seating terrace, directly accessible from the kitchen. Timber decked area (18'3 x 12') with pillar balustrade and steps to side. Storage under decking.

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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 our Cowbridge office travel East along the high street. At the traffic lights turn left and continue through the villages of Aberthin, Ystradowen and into Talygarn. Turn left immediately after the M4 bridge, continue along this road towards Llanharry for approximately 1 mile turning left onto Tyla Coch, turn second left onto Gelli Road, upon reaching the head of the close No.19 is in the right hand corner as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
 Council Tax Band C
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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.

