



39 Clos Springfield, Talbot Green
Rhondda Cynon Taff, CF72 8FE

WATTS & MORGAN 160 YEARS



39 Clos Springfield

Talbot Green, Pontyclun, CF72 8FE

£215,000 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Rooms

- Newly Refurbished Ground Floor ●
- Entrance Hall ● Open Plan Kitchen/Diner ● Lounge
- Conservatory ● WC ●
- Two Double Bedrooms & Bathroom To The First Floor ●
- Master Bedroom; With En-Suite Shower Room & Walk-In Wardrobe To The Second Floor ●
- Driveway Parking ● Front & Rear Landscaped Gardens With Workshop ●
- EPC Rating 'C'. ●

Directions

From our Cowbridge office, travel in an easterly direction along High Street to the traffic lights. Turn left at onto A4222 Aberthin Road and continue through the village of Ystradowen and then through the town of Pontyclun. At the roundabout take a left and continue along Llantrisant Road. At the traffic lights take a left onto the A473, then take the third exit onto Lanelay Road, take the second right onto Cowbridge Road and then first left onto Clos Springfield.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

Talbot Green is a popular town offering a range of shopping facilities, public houses and restaurants. The local primary school is a 'feeder' for the highly regarded Y Pant school in nearby Pontydlun. It's also home to Tonysguboriau Primary School. Pontydlun, offers the added benefit of further shops and a railway station.

The Market Town of Cowbridge, some 7 miles to the south, offers an excellent range of quality shops, restaurants and public houses, a leisure centre, various sporting clubs and well regarded schools.

ABOUT THE PROPERTY

- * Entrance hall with storage cupboard
- * Open plan kitchen/diner with breakfast bar, opening to the lounge
- * With a range of fitted units & work surfaces
- * Integral 'Neff' appliances; oven/grill, extractor, fridge & freezer
- * Plumbing for washing machine
- * Lounge with patio doors and further storage cupboard
- * Conservatory overlooking the rear garden
- * Cloakroom with white two piece suite
- * Two double bedrooms to the first floor
- * Modern family bathroom
- * Master bedroom suite to the second floor
- * With walk-in wardrobe
- * En-suite shower room

GARDENS AND GROUNDS

- * Private driveway parking
- * Front lawned garden
- * Rear enclosed garden
- * With patio, lawned and flower borders
- * Workshop (2.3mx3.8m) with electrics.

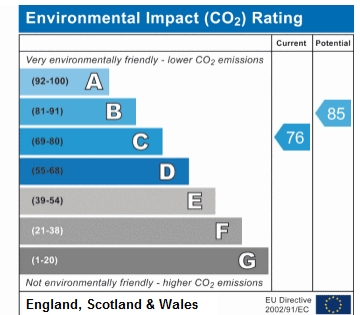
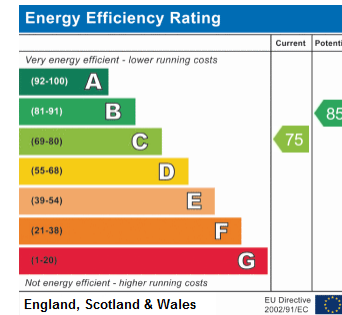
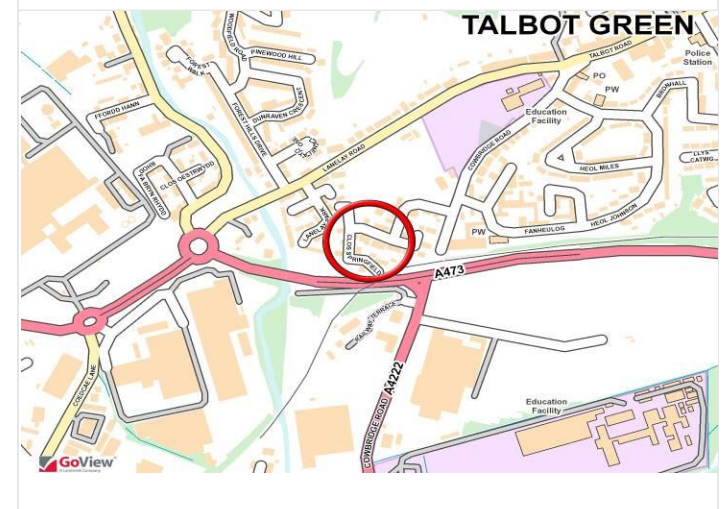
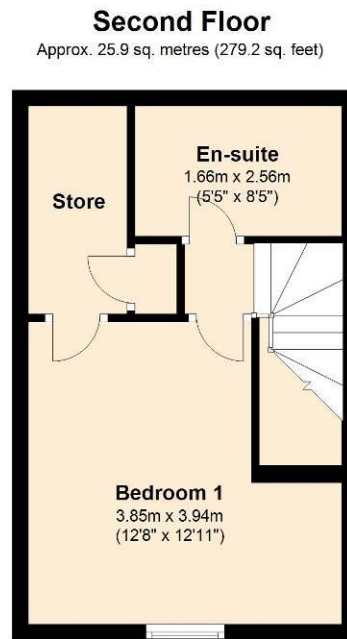
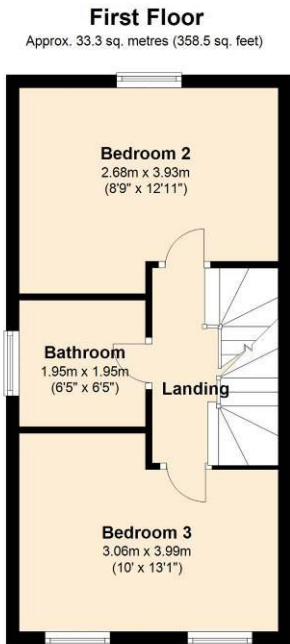
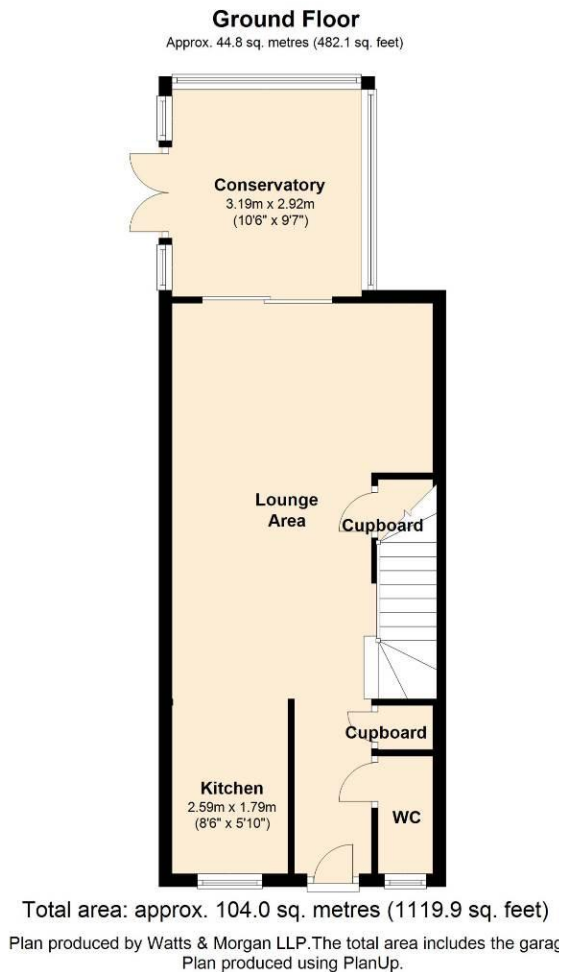
TENURE AND SERVICES

Freehold. All mains services connected. Gas-fired central heating.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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