



Bryn Celyn, Llanharry, Pontyclun, Rhondda
Cynon Taff. CF72 9ZE

£299,500

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A beautiful extended three bedroom semi detached home In The Heart Of Llanharry, set in a quiet cul-de-sac location with fantastic rural views to the front of the property with lounge extension, stylish kitchen and master bedroom with en-suite! within easy access to pleasant nature walks, local schools and transport links.

£299,500 - Freehold

- Three bedroom semi detached home
- Large extended family room/ lounge
- Stunning kitchen/diner
- Master with en suite
- Quiet cul-de-sac location, EPC - C / Council tax - D
- Beautiful rural views to front
- Y Pant school catchment area



DESCRIPTION

A beautiful extended three bedroom semi detached home In The Heart Of Llanharry, set in a quiet cul-de-sac location with fantastic rural views to the front of the property with lounge extension, stylish kitchen and master bedroom with en-suite! within easy access to pleasant nature walks, local schools and transport links.

ENTRANCE

Via composite part glazed front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling and walls with dado rail, marble effect tiled flooring, radiator and under stairs storage cupboard. Doors leading off.

KITCHEN/DINER (13' 5" x 9' 2") or (4.08m x 2.79m)

Emulsioned ceiling with inset spot lights, emulsioned walls. Newly fitted Wren kitchen in shaker style comprising a range of wall and base units with quartz work surfaces housing a white ceramic Belfast sink with stainless steel tap. Integrated oven, four ring gas hob with extractor, fridge/freezer, washing machine and dishwasher. Combination boiler and two PVCu double glazed windows overlooking the front and side of the property both with fitted blinds to remain. Dining area with centre pendant light, radiator and LVT flooring in oak effect.

DOWNSTAIRS W.C.

Emulsioned ceiling and walls with inset spot lights, consumer unit, radiator, marble effect tiled flooring and PVCu frosted glazed window to the rear of the property. Two piece suite in white comprising w.c. and corner wash hand basin with tiled splashback.

LOUNGE/FAMILY ROOM (21' 10" x 15' 9") or (6.65m x 4.80m)

Measurements narrow to 3.48m.

Beautifully presented room finished with emulsioned ceiling and walls with centre pendant light, oak effect laminate flooring and square archway leading into the family room.

The family room is finished with high vaulted ceilings with lantern skylights providing plenty of natural light, a continuation of the laminate flooring, large full height PVCu windows overlooking the rear garden and PVCu French doors leading out to the rear garden.

LANDING

Emulsioned ceiling and walls with dado rail, access to the loft, radiator, fitted carpet and storage cupboard.

BEDROOM 1 (12' 2" x 10' 8") or (3.71m x 3.24m)

Emulsioned ceiling and walls with one feature papered wall, fitted carpet, radiator, PVCu double glazed window overlooking the fields to the front of the property with fitted blinds. Doors leading into a storage cupboard and the en suite.



EN SUITE

Emulsioned ceiling with inset spot lights, emulsioned walls, LVT flooring in black tile effect, radiator and PVCu frosted glazed windows overlooking the front of the property. Three piece suite in white comprising low level w.c. wall mounted wash hand basin with chrome mixer tap and shower cubicle. Tiling to the splash back areas.

BEDROOM 2 (10' 4" x 6' 8") or (3.14m x 2.04m)

Emulsioned ceiling with centre light, emulsioned walls with one feature papered wall, fitted carpet, radiator and PVCu window to the rear of the property with fitted blinds to remain.

BEDROOM 3 (8' 8" max x 7' 7" max) or (2.63m max x 2.30m max)

Emulsioned ceiling with centre pendant light, emulsioned walls with one feature papered wall, fitted carpet, radiator and PVCu window overlooking the rear of the property.

BATHROOM

Emulsioned ceiling with centre light, emulsioned walls, PVCu frosted glazed window, slate effect vinyl flooring and radiator. Three piece suite comprising pedestal wash hand basin with chrome mixer tap and tiling to the splash back area, w.c. and bath with chrome mixer tap and shower attachment with tiled splash back.

OUTSIDE

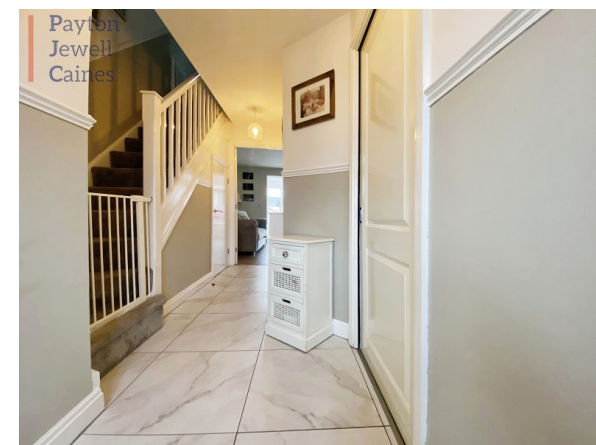
The rear garden is bound by brick wall and feather fencing. Patio area with side access to the front of the property. Steps leading up to a large decked area with stone and planting areas. Outdoor power and lighting.

Wooden summer house currently used as a gym, large PVCu window and PVCu door, fitted carpet and power. Measurements 4.68m x 2.24m.

Low maintenance front garden boasting beautiful rural views and tarmac driveway for off road parking.


NOTE

We have been advised that the property is freehold, however title deeds have not been inspected.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		91
(69-80) C	79	
(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.



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

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