



25 BRYN CELYN,
LLANHARRY, RHONDDA CYNON TAF, CF72 9ZG

25 BRYN CELYN, LLANHARRY, RHONDDA CYNON TAF, CF72 9ZG

A WELL APPOINTED, 3 BEDROOM HOME WITH SOUTH FACING GARDEN AND LOCATED IN THIS EXTREMELY POPULAR DEVELOPMENT.

- Cardiff City Centre 12.4 miles
- Pontyclun Station 1.7 miles
- Cowbridge 4.7 miles
- M4 (J33) 4.3 miles

Accommodation and amenities:

Hallway • Cloakroom • Lounge • Kitchen-Dining Room

Master Bedroom with En Suite Shower Room • Two Further Bedrooms • Bathroom

Driveway Parking • South Facing Lawned Garden to Rear

EPC Rating: B 83



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

SITUATION

Llanharry is a popular village offering a basic range of shopping facilities and a public house. The local primary school is a 'feeder' for the highly regarded Y Pant school in nearby Pontyclun. It also home to Ysgol Llanhari, a Welsh language school for all ages. Pontyclun offers the added benefit of further shops and a railway station.

The Market Town of Cowbridge, some 5½ 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

Located to the heart of this very popular estate, 25 Bryn Celyn is a semi detached, 3 bedroom home in excellent order. An entrance hallway has a straight-run flight of stairs leading to the first floor bedrooms and a door into a cloakroom; a second door from the hall opens into the large family lounge from which a window looks to the front and a connecting door links into the kitchen-dining room. Running the width of the rear of the property, it has ample space for a dining table and double doors opening to the south facing garden. The kitchen features a good range of storage units with appliances to remain and including oven, fridge and freezer. There is room for a washing machine.

To the first floor are three bedrooms and a bathroom. The master bedroom has a fitted wardrobe within a deep recess and has its own en suite shower room. A second double bedroom looks over the rear garden in a southerly direction whilst a third bedroom has a deep wardrobe / store cupboard. Both these bedrooms have use of a modern family bathroom.

GARDENS AND GROUNDS

A path from the pavement runs past an area of lawn bordered by shrub beds leads to the principle entrance doorway. The driveway, to one side of the property, has space for two cars and a gated entrance leading in to the garden.

To the rear of the property is an enclosed, level south facing lawned garden accessed from the kitchen-dining room. A timber garden store shed is to remain. A gated entrance leads back to the driveway.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired 'combi' central heating.

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 on towards Pontyclun. Pass over the M4 and take the first left hand turning, signposted Llanharry. Continue along this road and take the right turning into Bryn Celyn at the entrance to the village. On entering the development, bear left to find 25 Bryn Celyn to your left after about 100 metres.

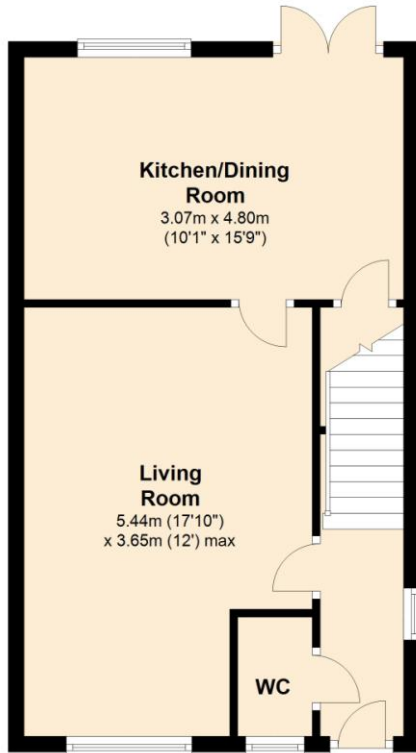
PROCEEDS OF CRIME ACT 2002

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.



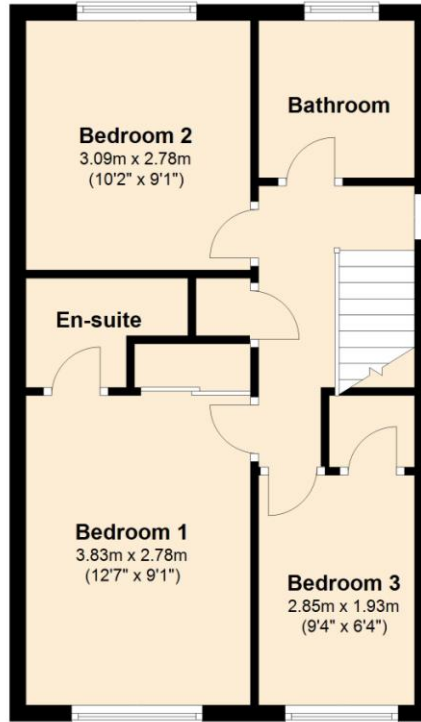
Ground Floor

Approx. 41.3 sq. metres (445.1 sq. feet)



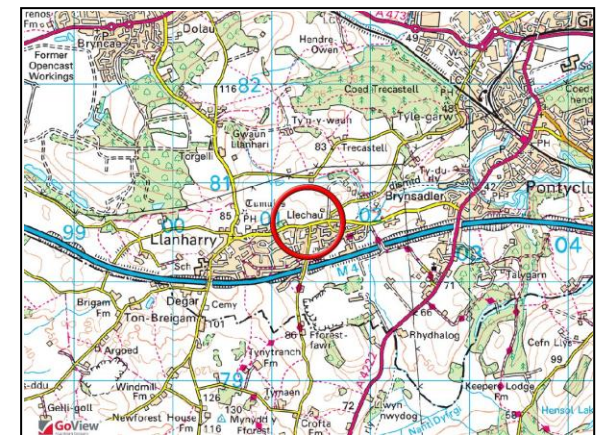
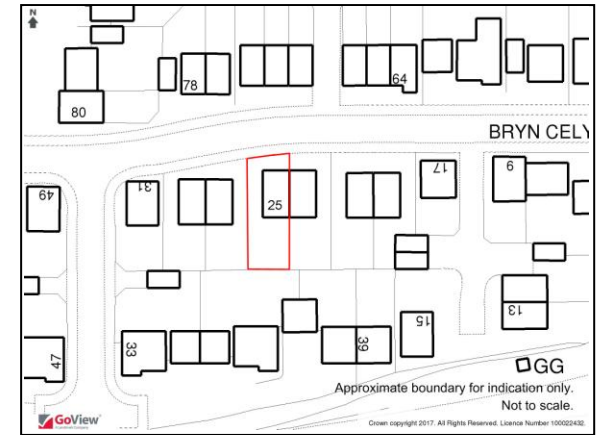
First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 82.0 sq. metres (882.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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 part of any contract.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A		94	(92-100) A
(81-91) B			(81-91) B
(69-80) C	83		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales



