



126 Parc Bryn Derwen

Llanharan, CF72 9TX

Price £375,000

HARRIS & BIRT



A substantial detached family home situated in a quiet cul de sac location on the outskirts of the popular village of Llanharan. Accommodation briefly comprises: entrance hall, spacious living room, study, fitted kitchen/breakfast room, utility space, conservatory and shower room/WC to the ground floor. Upstairs is a master bedroom with en suite, two further double bedrooms, a single, currently being used as a dressing room and a family bathroom. Outside enjoys the benefit of off road parking and an enclosed, low maintenance, rear garden.

Llanharan offers plenty of local amenities including an abundance of shops including Co-Op and Greggs, there are pubs, as well as a local rugby club close by. Llanharan further benefits from excellent public transport links including train station and plenty of through bus stops. The area has undergone a vast amount of investment over the past couple of years.



Ground Floor

Entrance Hallway

The property is entered via UPVC stable door into central hall. Obscure glazed window to front. Stairs to first floor landing. Under stairs storage cupboard. Tiled flooring. Radiator. Pendant ceiling light.

Living Room 20'10 x 11'2 (6.35m x 3.40m)

Double doors from hall. Large bay window overlooking front. Further window to side. Obscure glazed window to kitchen. Continuation of tiled flooring from hall. Pendant ceiling light. Radiator.

Study 12 x 7'5 (3.66m x 2.26m)

Large UPVC window overlooking front. Continuation of tiled flooring from hall. Pendant ceiling light. Radiator.

Kitchen/Breakfast Room 26'9 x 12 (8.15m x 3.66m)

Fitted shaker style kitchen with features to include: range of wall and base units with granite effect worksurfaces and matching splash backs. Inset Belfast ceramic sink with curved mixer tap. Inset eyeline Neff oven. Fitted wall and base unit with inset Cookmaster seven ring gas hob and double oven with warming drawer and tiled splash back. Space for fridge freezer. Undercounter dishwasher. Open viewing window to conservatory. Opening through to utility. Space for table and chairs with decorative pendant lighting over. Continuation of flooring from hall. Radiator. Ceiling spotlights. Doors through to conservatory.

Rear Porch

UPVC part glazed door to side with cat flap. Cupboard housing Main Eco Compact gas combination boiler. Pendant ceiling light. Door to shower room.

Shower Room 7'5 x 5 (2.26m x 1.52m)

Modern suite in white comprising fully tiled shower cubicle with glass screen and wall mounted, mains connected shower and rainfall shower head over. Low level, dual flush WC. Wall mounted wash hand basin with mixer tap and tiled splash backs. Wall mounted vertical towel rail. Loft access hatch. Tiled floor. Pendant ceiling light.

Conservatory 18'3 x 12'5 (5.56m x 3.78m)

Double doors opening into conservatory. Glazed to two sides with Polycarbonate roof with light and fan. Tiled flooring. Wall mounted electric heater.

Utility Room 12'3 x 7'10 (3.73m x 2.39m)

Laminate worktop with space for undercounter washing machine and tumble dryer. French doors opening onto rear garden. Fitted storage units. Tiled flooring. Polycarbonate roof. Obscure glazed windows to side. Wall lights.

First Floor

Landing

Carpet stairs leading from ground floor hall to first floor landing. Window to side. Cupboard housing water pressure tank. Radiator. Pendant ceiling light. Loft access hatch. Doors to all first floor rooms.

Master Suite Bedroom 11'9 x 12'4 (3.58m x 3.76m)

Window overlooking front. Tiled floor with inset spotlights. Part wood panelled walls. Radiator. Pendant ceiling light. Built in speaker system. Door to en suite.

Master Suite Bathroom 6'8 x 5'6 (2.03m x 1.68m)

Modern three piece suite comprising panelled bath with jacuzzi jets, mixer tap and wall mounted, mains connected shower and rainfall shower head. Glass screen. Low level, dual flush WC. Glass shelf with freestanding circular bowl sink and mixer tap. Obscure glazed window to side. Decorative glass cubes. Fully tiled walls. Fully tiled flooring. Wall mounted towel warmer. Pendant ceiling light. Extractor fan.

Bedroom Two 11'10 x 10'11 (3.61m x 3.33m)

Large window overlooking rear. Tiled floor. Radiator. Pendant ceiling light.

Bedroom Three 8'1 x 7'4 (2.46m x 2.24m)

Large window overlooking rear. Tiled floor. Radiator. Pendant ceiling light.

Bedroom Four 6'7 x 8'1 (2.01m x 2.46m)

Currently in use as dressing room. Window overlooking front. Tiled floor. Radiator. Pendant ceiling light.

Bathroom

Modern three piece suite comprising panelled bath with jacuzzi jets, mixer tap and wall mounted, mains connected shower and rainfall shower head. Glass screen. Low level, dual flush WC. Vanity unit with inset sink and mixer tap with storage below. Obscure glazed window to side. Decorative glass cubes. Fully tiled walls. Fully tiled flooring. Wall mounted towel warmer. Pendant ceiling light. Extractor fan.

Outside

Driveway parking for several vehicles. Front porch entered via UPVC front door with further glazed panels. Tiled floor. Wall lights. Front garden laid to chippings for ease of maintenance. Fenced boundary to both sides. Security gate offers access to the rear garden. Rear garden laid to Cotswold stone chippings for ease of maintenance. Fenced boundaries to all sides.

Services & Tenure

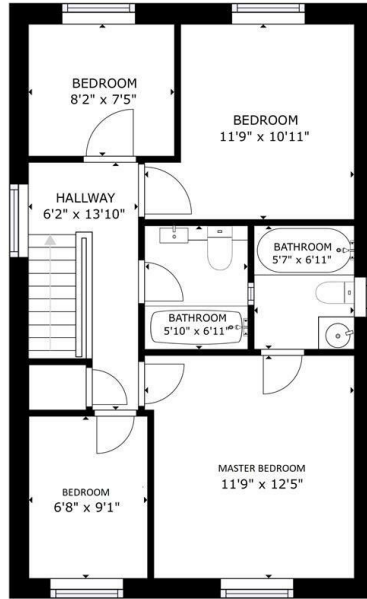
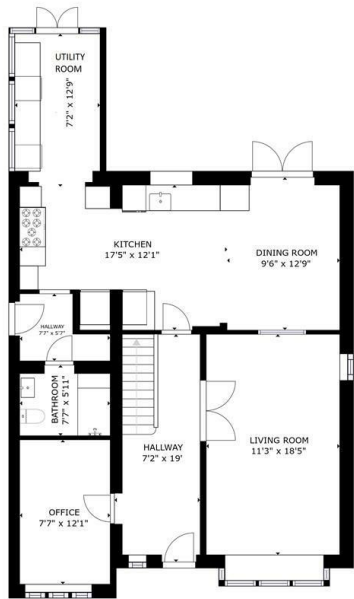
All mains services connected. UPVC double glazing throughout. Heating via mains gas. The property is to be sold on a Freehold basis, our advice is to check this with your legal professional upon sale. Council Tax Band: E

Directions

From our Cowbridge office join the a48 heading towards Bridgend. At Pentre Meyrick Cross take the right turning towards Llangan. Continue on this road until you reach the roundabout. Take the third exit heading toward Llanharan. At the next roundabout go straight across taking the second exit. At the next round about take the third exit for Llanharan. Carry long the A473 going straight across at the next two roundabouts . At the sign for Llanharry turn right onto Llanharry Rd. Travel up the hill and take the next right into Parc Bryn Derwen. Turn next right and travel down the hill and bear left, turn right at the sign for no's 117 - 155, then next left (no's 119 - 130). Number 126 is tucked in the righthand corner indicated by our Harris & Birt for sale board, where you can park on the drive.







GROSS INTERNAL AREA
 FLOOR 1: 1011 sq ft, FLOOR 2: 625 sq ft
 TOTAL: 1636 sq ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	66 74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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