

HUNTERS®

HERE TO GET *you* THERE

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Tredegar Close

Llanharan, Pontyclun, CF72 9QU

£200,000



Council Tax: C



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General

Brynna is a charming village located in Rhondda Cynon Taf, Wales. The village offers a peaceful and picturesque setting with easy access to natural beauty and local amenities.

One of the key benefits of living in Brynna is its tranquil and rural location, making it an ideal place for those seeking a peaceful lifestyle away from the hustle and bustle of the city. The village is surrounded by beautiful countryside, offering opportunities for outdoor activities such as hiking, cycling, and birdwatching. Ideally located for Llanharan Train Station plus convenient road access to Talbot Green, Bridgend and the M4.

Despite its rural setting, Brynna benefits from good transport links, with easy access to nearby towns and cities such as Bridgend and Cardiff. The village is well-connected by road, making it convenient for commuters and those looking to explore the surrounding areas.

Local amenities in Brynna include a village shop, post office, and community center, providing residents with essential services and a sense of community. There are also several schools in the area, making Brynna a great choice for families with children.

In terms of beauty spots, Brynna is surrounded by stunning countryside, with opportunities for scenic walks and picnics. Nearby attractions include the Garth Hill and Ogmores Castle, offering history and natural beauty for residents to explore.

Brynna also boasts a few traditional pubs where locals can meet and socialize, adding to the sense of community and camaraderie in the village. Overall, Brynna offers a peaceful and idyllic setting for those looking to enjoy a rural lifestyle while still having access to essential amenities and transport links.

Hallway

with carpets, skimmed walls and ceilings with central lighting, side entrance door and doors into:

Lounge

17'11" x 11'4" (5.46m x 3.45m)

With carpets, skimmed walls & ceiling, central light fittings, radiator, power & tv points, window to front, marble hearth and fire.

Kitchen

9'5" x 8'11" (2.87m x 2.72m)

with tiled flooring, skimmed walls and ceiling with central lighting, selection of base and wall units in light beech with granite effect worktops, integral sink and drainer, electric oven and hob, window and door to rear.

Bedroom 1

13'5" x 10'5" (4.09m x 3.18m)

found at rear with carpets, skimmed walls and ceiling with central light fittings, window to rear, radiator, airing cupboard.

Bedroom 2

11'1" x 8'6" (3.38m x 2.59m)

found at front with carpets, skimmed walls and ceiling with central light fittings, window to front, radiator.

Bathroom

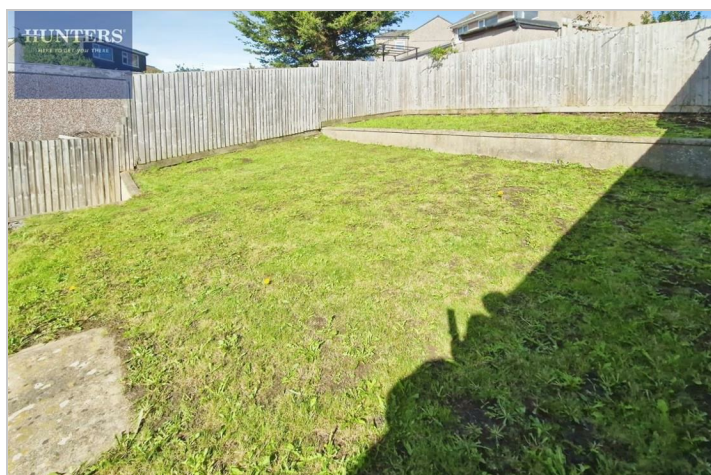
6'2" x 5'9" (1.88m x 1.75m)

Tiled flooring and walls, skimmed ceiling with central light fittings, 3 piece suite sink, wc and bath with themrostatic shower, chrome towel radiator, frosted window to side.

Gardens

Front garden chipped to front with some mature beds, concrete drive extending to side, gated rear access.

with patio area against the house and steps leading to lawn, side gate access.



Road Map



Hybrid Map



Terrain Map



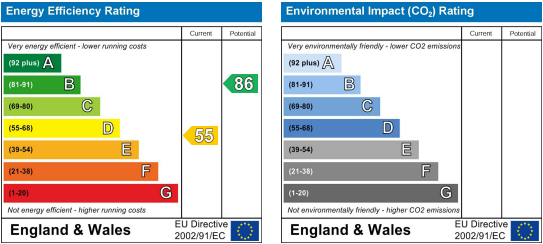
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.