

# HUNTERS®

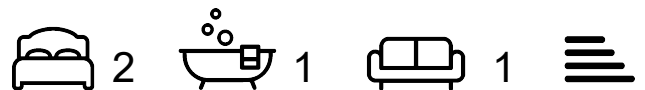
HERE TO GET *you* THERE



## Heol Dewi

Brynna, Pontyclun, CF72 9SQ

£175,000



Council Tax: C



# 65 Heol Dewi

Brynna, Pontyclun, CF72 9SQ

£175,000



## 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.

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.

## Hallway

With carpets, skimmed walls & textured ceilings, upvc front door and side panel, stairs to first floor:

## Lounge

14'9" x 10'8" (4.50m x 3.25m)

With laminate flooring, skimmed walls & textured ceiling which is coved, central light fittings, radiator, built in entertainment wall, window to front,

## Kitchen

14'0" x 7'0" (4.27m x 2.13m)

with vinyl flooring, skimmed walls and ceiling, central light fittings, radiator, selection of base and wall units in cream shaker style with oak effect worktops and tiled splash back, integral appliances to include electric oven, hob and hood, two windows to rear and door to side, under stair storage.

## Landing

Area which is carpeted, skimmed walls and textured ceilings, central light fitting, attic access.

## Bedroom 1

13'11" x 9'2" (at widest) (4.24m x 2.79m (at widest))

With carpets, skimmed walls and textured ceiling, central light fittings, radiator, two windows to front.

## Bedroom 2

12'8" x 8'0" (3.86m x 2.44m )

With laminate flooring, skimmed walls and textured ceiling, central light fittings, radiator, airing cupboard, window to rear.

## Bathroom

6'7" x 5'5" (2.01m x 1.65m)

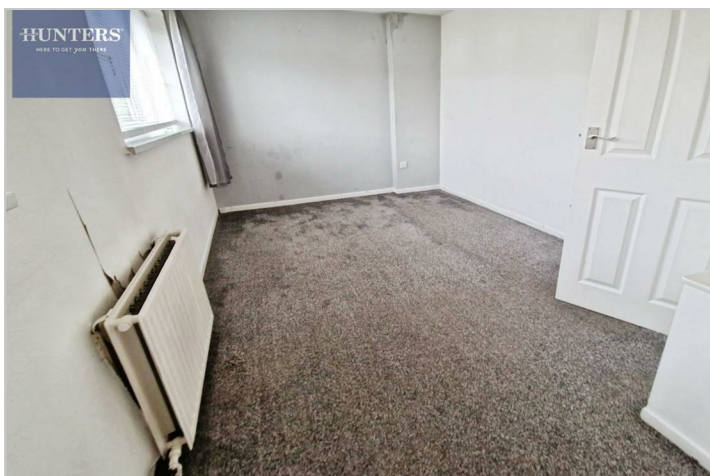
vinyl flooring, skimmed / tiled walls and skimmed ceiling with central light fittings, 3 piece suite hand basin built into vanity, wc and bath with electric shower and glass screen, radiator, UPVC frosted window to side.

## Garden

Tel: 01656 856118

Enclosed front garden with concrete driveway leading to front, side gated access to rear, front patio.

Rear enclosed gardens which is mostly patio with small hardstand to rear, purpose built outbuilding which has power and lighting, skimmed walls and ceiling, front window and door.



Road Map



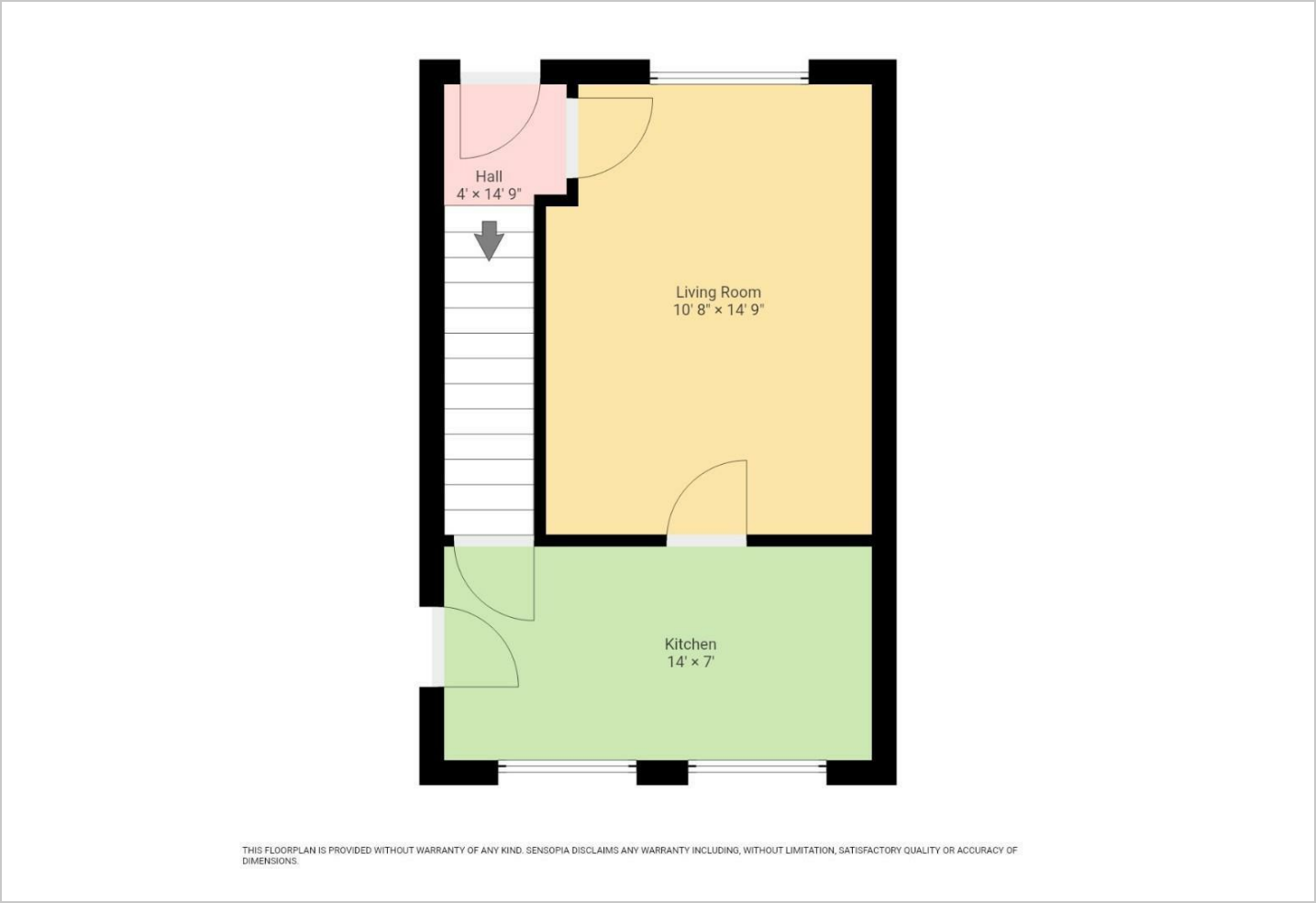
Hybrid Map



Terrain Map



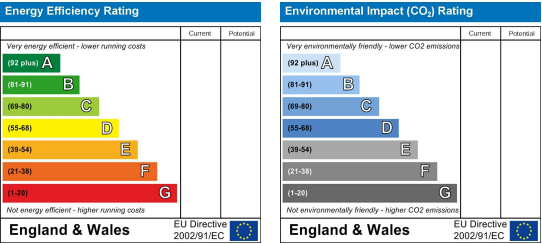
Floor Plan



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.