



Brynteg Lane

Brynteg Pontyclun, CF72 8LS

£450,000

- FOUR BEDROOM BUNGALOW
- SUBSTANTIALLY SIZED OUTBUILDING
- TWO BATHROOMS
- AMPLE GROUNDS
- SPACIOUS KITCHEN/DINER
- TWO RECEPTION ROOMS

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**** FOUR DOUBLE BEDROOMS * APPROX 2200 SQFT OF PROPERTY * SUBSTANTIAL PLOT * OFF ROAD PARKING FOR MULTIPLE VEHICLES * EXCELLENT TRANSPORT LINKS * CLOSE TO AMENITIES ****

Sell Right Estate Agents are pleased to bring to the market this well presented four bedroom semi-detached property in the ever desired Brynteg area. The property's convenient location allows itself for easy access to the charming and historic town of Llantrisant as well as Talbot Green and the array of shops that can be found in its retail park. The property also within a very short walk to a bus stop which can provide excellent public transport routes. The accommodation comprises of an entrance hallway, spacious lounge, substantially sized kitchen/diner, conservatory, bathroom and four bedrooms with bedroom one benefiting from a dressing room and en-suite. The property also showcases a roomy outbuilding which is insulated, double glazed and has access to power, therefore offering excellent potential to develop an annex. Owing to its spacious plot, the property boasts ample garden space to front, side and rear as well as off road parking for multiple vehicles to the front aspect. Please contact Sell Right Estate Agents to arrange your viewing on this beautiful home.

Tenure: Freehold

Council Tax Band: E

Gross Annual Council Tax Charge: £2707.19

Parking: Off road via driveway

Water - Mains feed

Electricity - Mains feed

Sewerage - Connected to public sewer

Heating - Oil heating

Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Entrance Hallway

UPVC double glazed window and door to side, plastered walls, textured ceiling, wood flooring, radiators, doors to lounge, four bedrooms, bathroom, kitchen/diner and storage cupboards.

Lounge 15' 9" x 13' 3" (4.81m x 4.03m)

UPVC double glazed window to front, plastered walls, textured ceiling, wood flooring, radiator.

Kitchen/Diner 26' 4" x 15' 7" (8.03m x 4.75m)

UPVC double glazed window to side, UPVC double glazed sliding doors to side, plastered walls, plastered and textured ceiling, wood and laminate flooring, radiator, wall and base units with granite work tops and tiled splash backs, Belfast sink unit with mixer tap.

Conservatory 12' 11" x 9' 1" (3.94m x 2.78m)

UPVC double glazed windows and door to side, plastered walls, laminate flooring.

Bathroom 6' 11" x 8' 7" (2.11m x 2.62m)

UPVC double glazed window to rear, tiled walls and flooring, pvc panelled ceiling, radiator, W.C, wash hand basin, panelled bath, shower cubicle.

Bedroom One 14' 9" x 12' 0" (4.50m x 3.66m)

UPVC double glazed window to front, plastered walls, textured ceiling, laminate flooring, radiator, doors to fitted wardrobes and dressing room.

Dressing Room 8' 7" x 7' 11" (2.62m x 2.42m)

Velux window, plastered walls, textured ceiling, tiled flooring, door to en-suite.

En-suite 8' 5" x 8' 7" (2.559m x 2.62m)

Velux window, tiled walls and flooring, textured ceiling, W.C, wash hand basin, panelled bath, shower cubicle.

Bedroom Two 15' 2" x 9' 9" (4.63m x 2.98m)

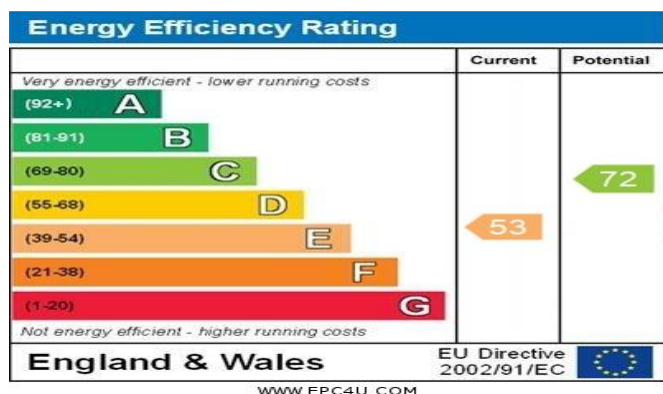
UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Three 11' 9" x 8' 11" (3.58m x 2.71m)

UPVC double glazed window to rear, plastered walls, textured ceiling, laminate flooring, radiator.

Bedroom Four/Sitting Room 16' 0" x 10' 10" (4.87m x 3.30m)

UPVC double glazed doors to front, plastered walls, textured ceiling, laminate flooring, radiator.



DISCLAIMER

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.