

50 Hillcrest  
Brynna  
Pontyclun  
Rhondda Cynon Taff  
CF72 9SL

£210,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SPACIOUS LOUNGE LEADING INTO DINING ROOM
- KITCHEN/BREAKFAST ROOM
- TIERED REAR GARDEN
- DRIVE WAY & SINGLE GARAGE
- NO CHAIN
- CLOSE TO M4 CORRIDOR
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRAIN STATION
- CALL TODAY TO ARRANGE YOUR VIEWING ON 01656 750764

Ref: PRA10732

Viewing Instructions: Strictly By Appointment Only



## General Description

\*\*\* IDEAL FAMILY HOME \*\*\* Daniel Matthew Estate Agents are pleased to offer to the market this three bedroom semi detached property situated in the popular Hillcrest development of Brynna. Property comprises to the ground floor, porch, hallway, a spacious lounge opening into the dining area, which could be used as a playroom/office and a kitchen. To the first floor, three bedrooms and family bathroom. Further benefits are front and large enclosed tiered rear garden, driveway for several vehicles, and single garage, Property is within close proximity to Llanharan train station offering easy access to Talbot Green, Bridgend and Cardiff. Close to M4 corridor, great school catchment and local amenities. The property is being sold with no ongoing chain, viewing's are highly recommended, please contact a member of our team on 01656 750764.

## Accommodation



### Entrance Porch (6' 10" x 5' 6") or (2.09m x 1.67m)

Enter via UPVC double glazed obscured door into porch, UPVC double glazed window to side aspect, plain ceiling with coving, plain walls, tiled flooring, radiator, opening into hallway.



### Hallway

Plain ceiling with coving, plain walls, fitted carpet, radiator, staircase leading to first floor, door leading into Lounge.



### Lounge (14' 2" Max x 14' 2") or (4.33m Max x 4.31m)

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, fitted carpet, electric fireplace with surround, radiator, opening into dining room.



### Dining Room (16' 10" x 7' 5") or (5.13m x 2.26m)

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, fitted carpet, radiator, storage under stairs.





**Kitchen (16' 10" x 12' 7") or (5.13m x 3.84m)**

Two UPVC double glazed window to rear and side aspect, UPVC double glazed door leading to rear garden, textured ceiling with coving, plain walls, tiled splashback, tiled flooring, a range of matching wall and base units with complimentary work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob and extractor fan, space for fridge/freezer and plumbing for washing machine, breakfast bar.



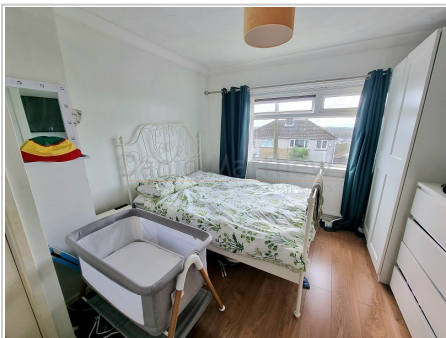
**Landing**

UPVC double glazed obscured window to side aspect, plain ceiling with coving, plain walls, fitted carpet, doors leading into;-



**Bathroom (7' 4" x 5' 6") or (2.23m x 1.67m)**

UPVC double glazed obscured window to rear aspect, textured ceiling with coving, tiled walls, tiled flooring, wall mounted column radiator, three piece white suite comprising low level WC, pedestal wash hand basin and p-shaped bath with mixer tap and mains overhead shower.



**Bedroom One (11' 3" x 10' 6") or (3.43m x 3.21m)**

UPVC double glazed window to front aspect, textured ceiling with coving, plain walls, laminate flooring, radiator, storage cupboard.



**Bedroom Two (10' 4" x 9' 10") or (3.15m x 3.00m)**

UPVC double glazed window to rear aspect, textured ceiling with coving, plain walls, fitted carpet, built in wardrobes, radiator.



## Bedroom Three (8' 2" x 6' 8") or (2.50m x 2.02m)

UPVC double glazed window to front aspect, plain ceiling with coving, plain walls, laminate flooring, radiator.



## Outside

Front - Brick boundaries, driveway for several vehicles leading to single garage, steps leading to front door, laid to lawn area.

Rear - Brick and fenced boundaries, patio area, steps leading up to tiered rear garden, mostly laid to lawn, a further patio area to the top of garden with decking area.



## Garage

Up & over door

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D60

## Tenure

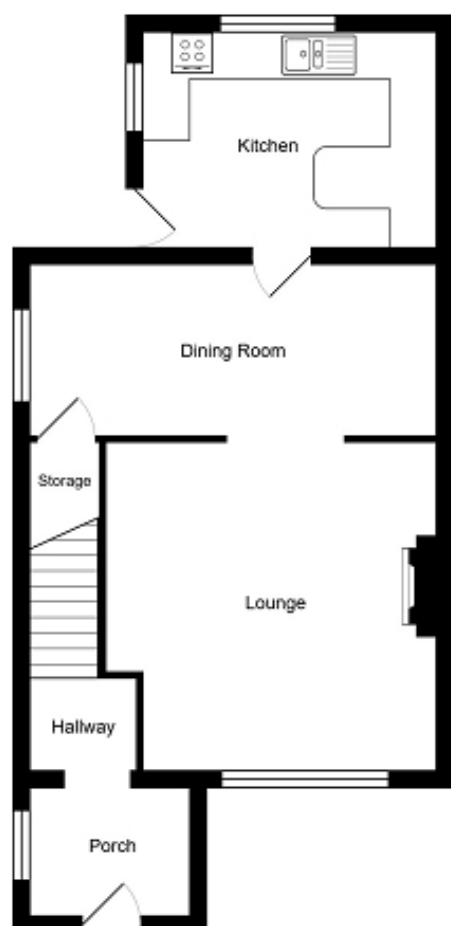
We are informed that the tenure is Freehold

## Council Tax

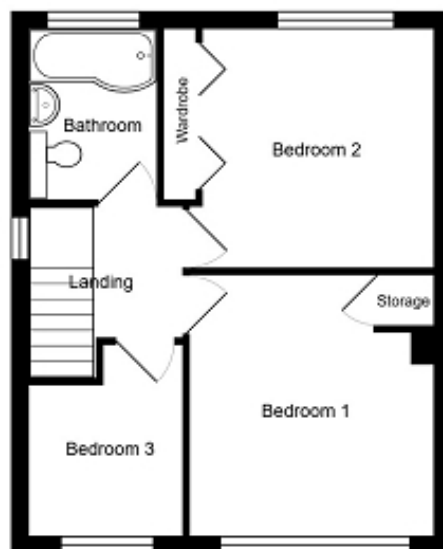
Band C







GROUND FLOOR



FIRST FLOOR



*Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.*