

Brynffynon Bungalow Heol-y-pistyll  
Llantrisant  
Pontyclun  
Rhondda Cynon Taff  
CF72 8BW

£1,195 Monthly



- Two Bedroom Semi Detached Bungalow
- Two Reception Rooms
- Ensuite To Master Bedroom
- Off Road Parking
- Garden
- Views Across to Hillside
- Good Motorway Links
- Village Location
- Unfurnished
- Pet Friendly.

**Ref: PRA10286**

**Viewing Instructions: Strictly By Appointment Only**



## General Description

\* LARGE TWO BEDROOM BUNGALOW \* Daniel Matthew are pleased to offer for rent this rarely available bungalow tucked away in the popular heart of the historical village of Llantrisant. At the end of a private quirky street you will find this two bedroom semi detached bungalow built in the 90's, this property is a large bungalow with views from your lounge and kitchen across the hillside. Comprising hallway, lounge, large kitchen/diner, two double bedrooms with ensuite to Master and family bathroom. Further benefits off road parking and garden. Offered unfurnished, available from mid August. Call our team to arrange an appointment 01656 750764.

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## Accommodation

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### Hallway

Entered via UPVC door plain ceiling, plain walls, wooden flooring, storage cupboard.



Lounge (15' 08" Max x 10' 08" Max) or (4.78m Max x 3.25m Max)

Plain ceiling, plain walls, wooden floor, Bi-fold doors to front aspect, feature electric fireplace door leading to



Kitchen/Diner/Family Room (26' 04" Max x 12' 09" Max) or (8.03m Max x 3.89m Max)

Plain ceiling, plain walls, wooden floor, UPVC window to front aspect, UPVC door to side aspect and radiator. Range of wall and base units, built in oven and hob with extractor fan. Tiled splash back, stainless steel sink. Space for fridge freezer, plumbing for washing machine. Door's leading to



Master Bedroom (10' 08" Max x 15' 06" Max) or (3.25m Max x 4.72m Max)

Plain ceiling, plain walls, wooden flooring, UPVC windows to rear and side aspect and radiator. Free standing wardrobes, door leading to.



En Suite (4' 00" Max x 6' 06" Max) or (1.22m Max x 1.98m Max)

Plain ceiling, half plain and half tiled walls, UPVC obscured window to rear aspect tiled floor. Walk in shower, WC, vanity unit housing basin.





## Bedroom Two (9' 04" Max x 12' 08" Max) or (2.84m Max x 3.86m Max)

Plain ceiling, plain walls, UPVC window to rear aspect wooden floor and radiator.

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## Bathroom (5' 04" Max x 7' 06" Max) or (1.63m Max x 2.29m Max)

Plain ceiling, tiled walls, UPVC obscured window to rear aspect, LVT flooring, towel radiator. Three piece suite comprising of bath, shower over, WC and wall hung basin.

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## Utility Room (4' 11" Max x 4' 00" Max) or (1.50m Max x 1.22m Max)

Plain ceiling, plain walls, LVT flooring, UPVC window to rear aspect, storage cupboard housing the boiler.

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## Outside

Patio area and laid to lawn, wall boundaries with mature tree and shrubs.

Parking outside the bungalow.

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## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D62

## Council Tax

Band D

Deposit: £1,370.00

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*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.*