



**Parc Bryn Derwen, Llanharan Pontyclun CF72 9TW**

**welcome to**

## **Parc Bryn Derwen, Llanharan Pontyclun**

A Delightful Semi-Detached House With Off Street Parking, Exceptional Views To Front And Open Plan Kitchen/Diner! We're excited to offer to market this well presented modern property, offering a wealth of accommodation and unique position on this desirable and seldom available development.

### **Entrance Porch**

Via double glazed front door, leading to reception room

### **Reception One**

14' 1" widest x 12' 1" widest ( 4.29m widest x 3.68m widest )

Double glazed window to front aspect, radiator, stairs to first floor and access to kitchen

### **Reception Two**

8' 1" widest x 7' 1" widest ( 2.46m widest x 2.16m widest )

Double glazed window to front aspect, radiator, access to cloakroom

### **Cloakroom - W/C**

Low level w/c, vanity wash basin, radiator, double glazed window to rear aspect

### **Kitchen/Diner**

12' 1" widest x 11' 1" widest ( 3.68m widest x 3.38m widest )

Range of wall and base units, work surfaces, stainless steel sink and drainer, built in oven, gas hob, microwave, space for appliances and dining table, radiator, gas boiler, double glazed doors to rear garden

### **First Floor Landing**

#### **Bedroom One**

12' 1" widest x 9' widest ( 3.68m widest x 2.74m widest )

Double glazed window to front aspect, radiator

#### **Bedroom Two**

12' 1" widest x 8' 1" widest ( 3.68m widest x 2.46m widest )

Double glazed window to rear aspect, radiator

### **Shower Room**

Three piece suite comprising; Shower, vanity wash

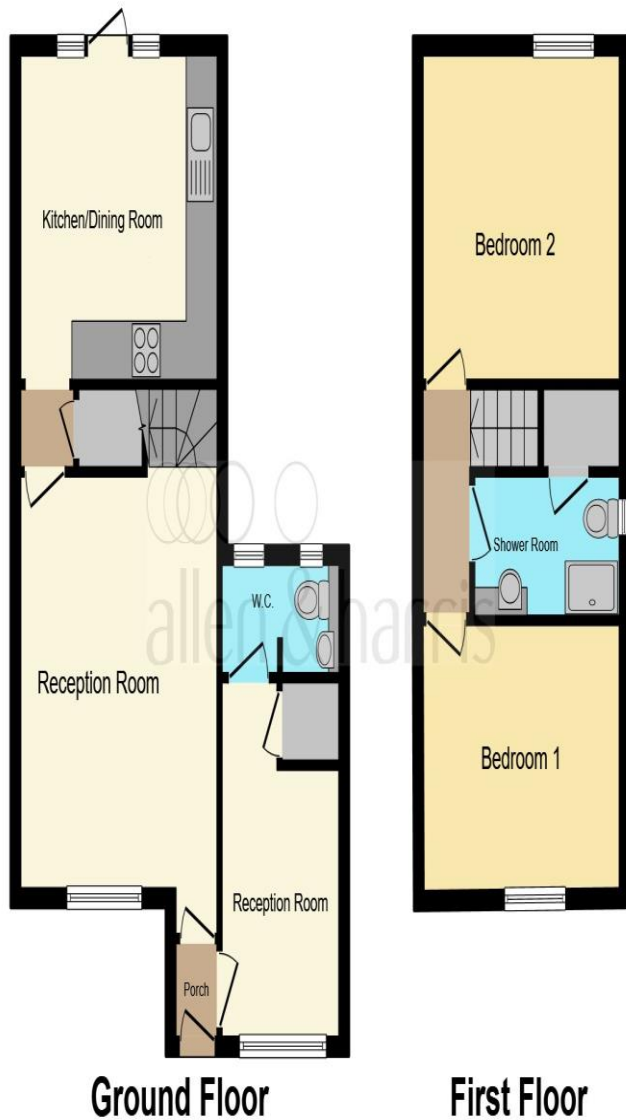
basin, low level w/c. Window to side aspect, extractor fan, radiator, built in storage cupboard with hot water cylinder

### **Front Garden/Driveway**

Laid partly to lawn, paved driveway with dropped kerb to front

### **Rear Garden**

Over multiple levels, two paved seating areas, flower beds, chipped stones, shed, external water tap, side access, enclosed by boundary walls and fences



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Parc Bryn Derwen,**  
**Llanharan Pontyclun**

- Outstanding Semi-Detached House In A Desirable Location
- Convenient Access To A Wide Range Of Amenities And Transport Links In Llanharan
- Two Reception Rooms
- Light And Airy Open Plan Kitchen/Diner With Pleasant Views Over The Rear Gardens
- First Floor Shower Room And Additional Ground Floor W/C

Tenure: Freehold EPC Rating: C



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Property Ref:  
TBG109859 - 0002

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