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3 Meadow Rise

Brynna, Pontyclun, Rhondda  
Cynon Taff, CF72 9TA

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## 3 Meadow Rise

Asking price **£225,000**

A very well presented, extended four bedroom semi-detached family home with south facing rear garden and scenic views. Located within a quiet cul de sac close to the amenities of Llanharan, Pontyclun and Talbot Green.

Accommodation comprises an inner hall, living room, dining room, kitchen, four bedrooms and family bathroom

South facing rear garden

Gated front driveway, carport and garden

Located in a quiet residential cul-de-sac

Amenities of Llanharan and the M4 corridor highly accessible

Panoramic elevated scenic views enjoyed from inside and out



A very well presented, extended four bedroom semi-detached family home with south facing rear garden and scenic views.

Located within a quiet cul de sac close to the amenities of Llanharan, Pontyclun and Talbot Green. Part glazed UPVC front door opening to KITCHEN, (14' x 7'6") vinyl floor, spotlights, fitted wall and base mounted units, roll top counter top, stainless steel sink, drainer and mixer tap over, freestanding oven, grill and hob, provision for plumbed goods and windows to the front garden. Access to wall mounted 'Vaillant' Combi boiler and under stair pantry store. SITTING ROOM, (14'11" x 10'7") fitted carpet, ceiling light, feature fireplace (electric), timber

mantle over and window to the south facing rear garden with pleasant elevated views.

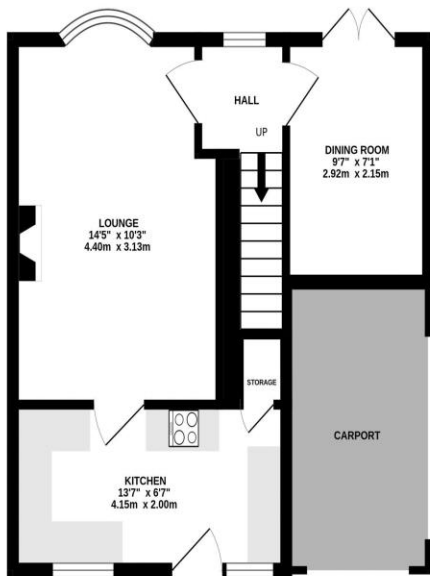
INNER HALL, (5'2" x 4'8") fully carpeted, pendant light, large window to the rear elevation with straight stairs to the first floor. DINING ROOM, (7'5" x 10'11"), fully carpeted, ceiling light and glazed French doors giving direct access to the rear garden, enjoying scenic panoramic views.

First floor split LANDING, (9'5" max x 7'2" max), fitted carpet, pendant light and attic hatch accessible. BEDROOM ONE, (9'3" x 14'1") tile style floor, ceiling light with built-in high-level storage (sliding doors) and two

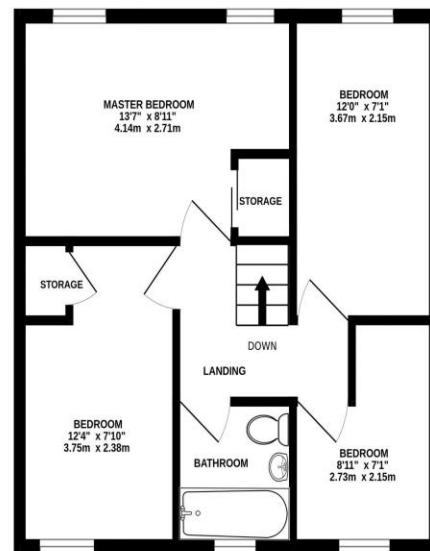
large windows to the rear. BEDROOM TWO, (8'2" x 12'6") timber effect floor, light fitted, access to airing cupboard and window to the front garden. FAMILY BATHROOM, (6'3" x 5'11"), timber effect floor, ceiling light, extractor fan, three piece suite comprising a panel bath, hot and cold taps and electric shower over, hand basin with WC to the side, fully tiled walls and frosted window to the back. BEDROOM THREE, (12'9" x 7'5") fitted carpet, light and window to the rear elevation with far ranging views. BEDROOM 4/HOME OFFICE, (9'4" x 7'5") fitted carpet, pendant ceiling light with window overlooking the front.

No. 3 benefits from a gated driveway with grass lawn running alongside leading to CAR PORT, (12'3" x 7'4") and paved frontage. South facing rear garden comprises a paved seating area, running onwards to lawn with stunning elevated views.

GROUND FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From Junction 34 of the M4 travel north sign posted Llanrisant. Continue through the 2 sets of traffic lights and at the roundabout take the 1st left hand turning. Continue along this road directly over the 1st roundabout and through the traffic lights. Follow the signs for Llanharan. Follow this road into the village and turn right just past The High Corner pub onto Hillside Avenue, merging onto Brynna Road. Turn third right onto Meadow Rise. Turn first left where No. 3 will be on your left just before the mini roundabout.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
Council Tax Band B  
EPC Rating

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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