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Brynteg Farm

Llanharry,
Pontyclun,
CF72 9LH



Brynteg Farm

Asking price **£799,950**

A truly stunning, double fronted, detached family home that has been comprehensively re-modelled and extended to the highest of standards. Located in a private spot in the heart of Llanharry and sat in generous grounds with immaculately maintained front and rear gardens.



Extensively re-modelled and extended to a superb, classic, contemporary finish throughout with family living at it's core

The main house accommodation boasts 3 bedrooms, 3 reception rooms, 2 bathrooms, utility and WC

Two further outbuildings bolster Brynteg Farm considerably with a two storey building currently used as a double garage with home office/study above. Behind this lies a separate building housing a well-appointed gym with shower room, utility area and loft storage above.

The property is situated along a small, select lane in the heart of Llanharry with a great sense of privacy

Occupying a generous garden plot with sweeping driveway, landscaped front garden, heated pool and rear garden.

Local amenities are easily reached with Pontyclun, Cowbridge, Cardiff and the M4 close-by

Llanharry Primary School is a feeder to Y Pant Comprehensive school. An all age Welsh medium school Ysgol Llanharry is walkable





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A pitch tiled entrance with wide opening leads onwards to the MAIN HALL, with modern oak rail and glass balustrade stairs rising to the first floor, a custom built seating and storage area below. The main SITTING ROOM is a brilliant family space with wooden parquet flooring and 'Contura' fitted log burner sat on a flagstone hearth with timber mantel over. A wide opening seamlessly links to a dual aspect DINING ROOM with a pair of French doors leading out to the rear garden. A stylish fully fitted KITCHEN, with 'Shaker' style cabinetry, has a quality aesthetic with quartz counter tops and multiple 'AEG' appliances to remain. The space naturally lends itself to being the 'heart of the home' as the open plan nature incorporates a dining area and 'cwtch' sitting area. Accessible just off the kitchen area is a well-appointed UTILITY ROOM with further storage options, Belfast sink and boiler cupboard. A contemporary WC and hand basin completes the accommodation on the ground floor.

Upstairs a spacious LANDING leads to three double bedrooms, impressive family bathroom and dressing room/nursery. BEDROOM ONE and BEDROOM TWO lie to the front of the property and both have custom made integrated wardrobes and enjoy elevated views over the front garden and pool area. In-between these rooms is a DRESSING ROOM that could easily lend itself to a nursery room if required. BEDROOM THREE, to the rear of the property, is a double in size

and overlooks the rear garden. All bedrooms are serviced by the very stylish modern FAMILY BATHROOM, with a walk-in rainfall (mains fed) shower, double ended bath and double sink with vanity storage below.

A pillared double gated entrance, with sweeping driveway cutting through the front gardens, provide a substantial level of parking. The garden is enclosed with a great sense of privacy, mature hedging forming the boundary line. The front garden, with its sunny aspect, provides a brilliant spot for the heated swimming pool, sizeable paved patio and extensive grass lawn. The rear garden has a well-designed paved seating area grass lawn,

modern shed store to the far corner, with hedge line boundaries. Located within the grounds are two detached outbuildings.

To the front lies a two storey DETACHED GARAGE, which is a highly versatile space, with two sets of glazed bi-fold doors opening to the ground floor garaging, with extensive storage, and stairs leading to the first floor which has a brilliant HOME OFFICE/HOBBIES SPACE. To the rear glass balustrade deck balcony overlooks the rear garden. Directly behind is the second outbuilding which is currently a HOME GYM, with SHOWER ROOM and UTILITY AREA to the back with stairs rising to a pitch roof storage room.





Directions

From our Cowbridge office travel in an Easterly direction. Turn left at the traffic lights and travel through the villages of Aberthin, Ystradowen and Talygarn. Turn left immediately after passing over the M4 bridge. Continue along this road for approximately 1.5 miles and turn right just after passing 'St Illtyd's Church'. Take the next left hand turning at the triangle where 'Brynteg Farm' will be found on your left hand side as indicated by our For Sale board. What3words - grain.yacht.live

Tenure

Freehold

Services

All mains services. Ground source heat pump for the pool only
 Council Tax Band F
 EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



Ground Floor

Approx. 86.5 sq. metres (930.8 sq. feet)



First Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



