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10 Clos Pinwydden  
Llanharry,  
Pontyclun,  
CF72 9GG

# 10 Clos Pinwydden

Asking price £199,995

Welcome to 10 Clos Pinwydden, this two bedroom semi-detached home in Llanharry, offering a blend of modern living and practicality. With thoughtfully designed spaces, and a private garden, this property provides an inviting space for families and professionals alike.

Two bedroom semi-detached

Village of Llanharry

Close to local amenities

Private low maintenance garden

Off road parking

Transport links





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Welcoming ENTRANCE HALL, with dark wood-effect laminate flooring leads to a feature staircase. The entrance hall leads into the LOUNGE, a spacious lounge has a continuation of the flooring for a cohesive aesthetic. A large double-glazed Upvc window with a view of the front driveway fills the room with natural light. The white painted walls and ceiling enhance the bright and airy feel, while a feature wall adds warmth and personality. The KITCHEN, with dark grey vinyl flooring is designed for easy maintenance while offering

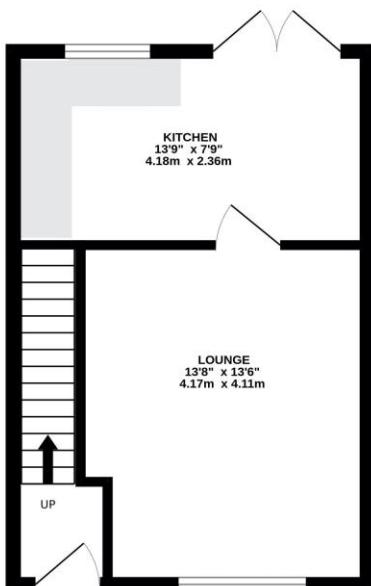
a sleek finish. A gas hob and electric oven provide the cooking setup, complemented by an 'Ideal Logic' boiler. The double-glazed Upvc window and back door offer natural light and convenient access to the outdoor space. The grey roll-top kitchen units, enhanced by light maple-effect cupboards and drawers with contemporary chrome handles, complete this space.

First floor LANDING, fitted carpet, white-painted walls and ceiling and a Upvc double-glazed window, filling the space with natural light and a useful built-in storage cupboard. BATHROOM comprises bath, with a convenient shower attachment and a tiled splashback. Grey wood-effect vinyl flooring adds a contemporary touch, while the frosted Upvc window ensures privacy

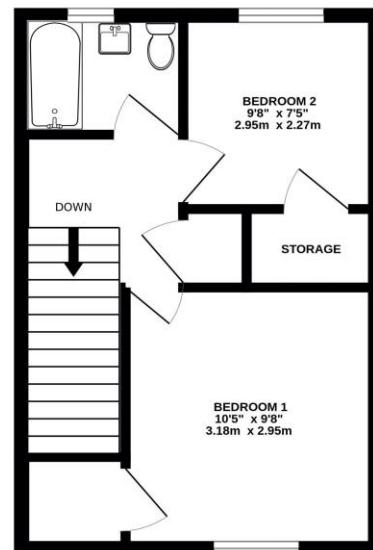
and natural light. BEDROOM ONE is a spacious double bedroom, featuring stylish light oak-effect laminate flooring and a striking feature wallpaper wall, creating a cosy atmosphere. The built-in storage cupboard and wardrobe provide ample space for storage, while the double-glazed Upvc window allows plenty of natural light to enter the room. BEDROOM TWO is a beautifully presented second bedroom, ideal as a guest room, child's bedroom, or home office. It boasts light oak-effect laminate flooring, white painted walls, and a Upvc double-glazed window, offering a lovely outlook. Open storage cupboard offering ample storage.

To the rear garden, a thoughtfully designed private garden, perfect for both relaxation and outdoor entertaining. This enclosed space provides peace of mind for pet owners, particularly those with cats. The garden features a purpose-built wooden structure with pantry storage. Artificial grass offers low-maintenance, bordered by painted fencing. Additional highlights include an outdoor shed, a decking area with side access, and a convenient outdoor tap, making this space as functional as it is inviting.

GROUND FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR  
292 sq.ft. (27.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the information 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.

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## Directions

Travelling from Brynsadler towards Llanharry, turn left before reaching the village onto Stryd Siluriun, take the 4th right hand turning onto Clos Pinwydden where the property will be at the end of a private driveway on your right hand side.

What3words: shifters.blessing.tips

## Tenure

Leasehold

£35 paid twice per year

## Services

Mains water, drainage, electric and gas.

Council Tax Band C

EPC Rating C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 91 B      |
| 81-91 | B             |         | 76 C      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Viewing strictly by appointment through Herbert R Thomas

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