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Clos Brenin, Brynsadler, Pontyclun,  
Rhondda Cynon Taff. CF72 9GA

£379,950

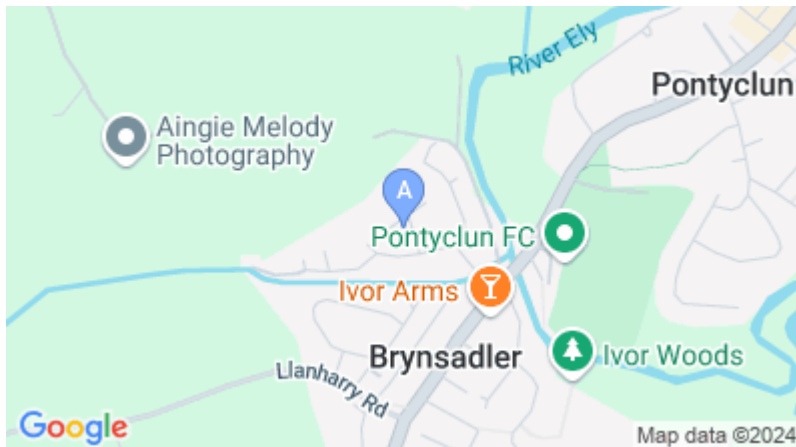
 PAYTON  
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# Clos Brenin, Brynsadler, Pontyclun, Rhondda Cynon Taff. CF72 9GA

Modern three bedroom DETACHED house comprising downstairs WC, THREE RECEPTION ROOMS, kitchen/ breakfast room, UTILITY, three bedrooms with ENSUITE to master bedroom, family bathroom, enclosed rear garden and OFF ROAD PARKING. Viewing highly recommended.

£379,950 - Freehold

- Modern three bedroom detached house
- Kitchen/breakfast room plus three reception rooms
- Sought after development in Brynsadler/ EPC - C, Council tax band - E
- Larger style three bedroom Redrow design property
- Fitted wardrobes to bedroom one and two
- Ensuite/Utility room/ downstairs WC



## DESCRIPTION

Introducing this well presented three bedroom detached house originally constructed by Redrow homes on this sought after development in Brynsadler. The property is situated off a small shared driveway and benefits from a private rear garden, three reception rooms and fitted wardrobes to two of the bedrooms.

Brynsadler is a small village within the Rhondda Cynon Taff Borough and is close to the larger village of Pontyclun where there are local facilities including restaurants, shops and a mainline railway train station. The property is within the school catchment of the sought after Y Pant secondary school and Pontyclun Primary school.

### Key Features

- Generous 3 bedroom detached
- En-suite, utility and downstairs WC
- 3 reception rooms
- Side by side double driveway
- Kitchen / breakfast room
- Sought after cul-de-sac location

## ENTRANCE

Via part frosted glazed composite front door with side and over door frosted glazed panels into the entrance hallway finished with skimmed and coved ceiling, emulsioned walls, skirting and laminate floor. Stairs to the first floor.

## RECEPTION 3 (7' 11" x 16' 11") or (2.42m x 5.15m)

Dual aspect natural light via a PVCu double glazed window with lead effect to the front and a part frosted glazed door leading out to the side of the property. Skimmed and coved ceiling, emulsioned walls, skirting and laminate floor.

## LOUNGE (10' 11" x 18' 3") or (3.32m x 5.55m)

Measurements into the bay. Overlooking the front via PVCu double glazed bay window with leaded effect and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a solid oak floor. Feature fireplace with coal gas living flame effect fire with a marble hearth and sandstone mantel. Arch way through into dining.

## DINING ROOM (10' 10" x 8' 10") or (3.30m x 2.70m)

Overlooking the rear garden via PVCu double glazed sliding patio door and finished with emulsioned and coved ceiling, emulsioned walls, skirting and a continuation of the solid oak floor.

## KITCHEN/BREAKFAST ROOM (12' 6" x 11' 0") or (3.80m x 3.35m)

Overlooking the rear via PVCu double glazed window and finished with emulsioned ceiling, emulsioned wall, skirting and a wood effect vinyl floor. A range of low level and wall mounted kitchen units in beech shaker style with brushed chrome handles and a complementary roll top work surface with ceramic tiles to the splash back. Inset one and a half basin sink with mixer tap and drainer. Space for Rangemaster cooker with built in overhead extractor hood and stainless steel splash back. Integrated fridge and freezer. Space for under counter appliance. Ample area for breakfast table and chairs. Door through into the utility.



## UTILITY

Frosted glazed door leading out to the rear garden. Access to loft storage. Ceiling mounted extractor, emulsioned ceiling and walls, skirting and a vinyl floor. Inset sink with mixer tap and drainer. Under counter kitchen units and wall mounted kitchen units. Plumbing for automatic washing machine and space for tumble dryer. Wall mounted ideal classic gas fired boiler. Door through to WC.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side, emulsioned ceiling and walls, skirting and vinyl floor covering. Two piece suite in white comprising WC and corner mounted wash hand basin with ceramic tiles to the splash back.

## FIRST FLOOR LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage, emulsioned ceiling and walls, skirting and fitted carpet.

## FAMILY BATHROOM

PVCu frosted glazed window with leaded effect to the front, emulsioned ceiling with ceiling mounted extractor, emulsioned walls, wall mounted shaver point, radiator, skirting and vinyl floor. Three piece suite in white comprising WC, wash hand basin and bath with chrome mixer tap, shower attachment and over bath plumbed shower with side glazed shower screen.

## BEDROOM 1 (9' 6" x 14' 9") or (2.90m x 4.50m)

Measurements into the bay. Overlooking the front via PVCu double glazed lead effect bay window with perfect fit concertina blinds, emulsioned ceiling and walls, skirting and fitted carpet. Wall to wall, floor to ceiling fitted wardrobes in a beech effect. Door through to ensuite.

## EN-SUITE

PVCu frosted glazed window to the side, emulsioned ceiling, ceiling mounted extractor, emulsioned walls, skirting and a vinyl floor. Three piece suite in white comprising WC, wash hand basin and shower cubicle housing a plumbed shower with ceramic tiles to all splash back areas.

## BEDROOM 2 (10' 8" x 9' 2") or (3.25m x 2.80m)

Measurements to the face of the wardrobes. Overlooking the rear garden via PVCu double glazed window with a fitted daylight roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Floor to ceiling, wall to wall fitted wardrobes.

## BEDROOM 3 (7' 1" x 10' 8") or (2.15m x 3.25m)

Overlooking the rear garden via PVCu double glazed window with a fitted day/night roller blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

## OUTSIDE


Enclosed rear garden laid to patio and lawn with mature trees and shrubs to the perimeter and side gated access back to the front.

Open aspect front garden laid to side by side driveway with mature trees and shrubs. Access is of a small shared driveway.

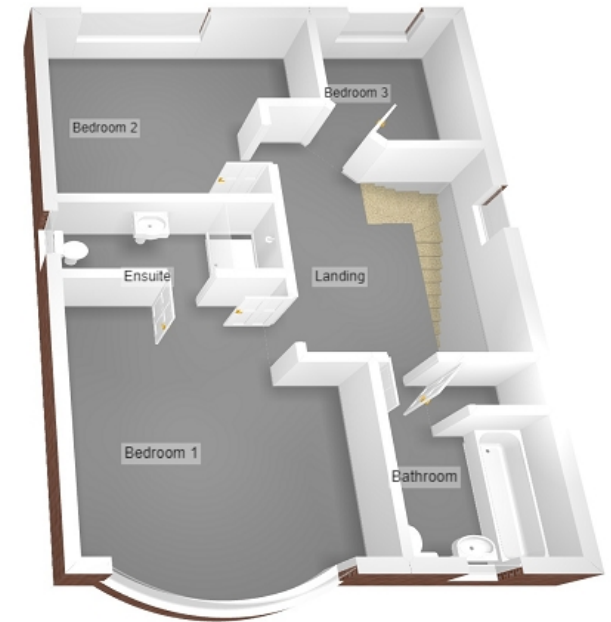
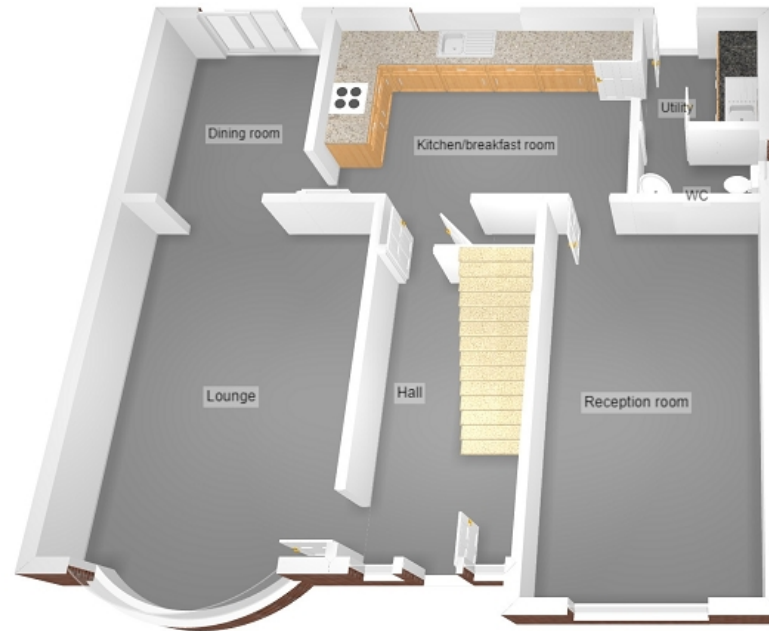


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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