



17 Bryn Celyn, Llanharry,
Pontyclun, Rhondda Cynon Taff, CF72 9ZG

Watts
& Morgan



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Guide Price £299,950 Freehold

3 Bedrooms | 2 Bathrooms & WC | Open-Plan Living

An immaculate, detached three bedroom family home with south-facing garden on this popular development in Llanharry.

Accommodation over 1000 sq ft to include ; generous lounge opening into superb kitchen/dining room. Also ground floor cloakroom. To the first floor; principal bedroom with en suite, two further generous bedrooms and a contemporary shower room.

Enclosed, south-facing rear garden with single garage and parking to the rear.

Viewing highly recommended to appreciate this well-presented, sizeable property.

EPC Rating; B.

Directions

Cowbridge Town Centre – 4.8 miles

Cardiff City Centre – 17.7 miles

M4 Motorway – 4.1 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Built approx 2014, this immaculate detached property is centrally positioned on this ever popular development in Llanharry.

From the welcoming entrance hallway there is a ground floor cloakroom/wc and a carpeted staircase, with cloaks storage beneath, leads to the first floor.

The generous lounge looks to the front of the property and has an open square arch connecting to the dining room, ideal for modern family living.

The dining room is open plan to the kitchen and runs the full width of the rear of the property. There is ample space for a dining table and double doors open onto the south-facing rear garden. This modern kitchen includes fully integrated appliances to remain to include; oven and hob, fridge/freezer, dishwasher and washing machine.

To the first floor are three double bedrooms. The principal bedroom looks to the front elevation and has a neat 3-piece en suite shower room. The two other double bedrooms overlook the rear garden and have use of a contemporary 3-piece shower room with luxurious large walk-in shower.

ADDITIONAL INFORMATION

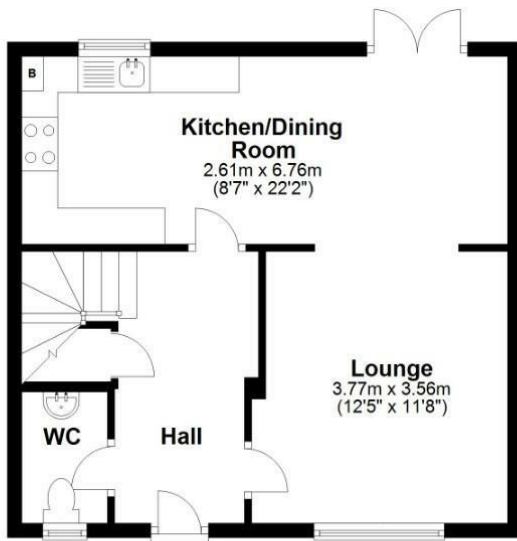
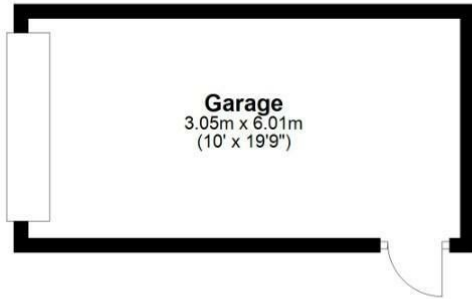
Freehold. All mains services connected. Gas fired central heating. Council tax band D.

There is a service charge of approx. £172 payable by all residents of Bryn Celyn for the upkeep of communal areas.



Ground Floor & Garage

Approx. 62.1 sq. metres (668.8 sq. feet)

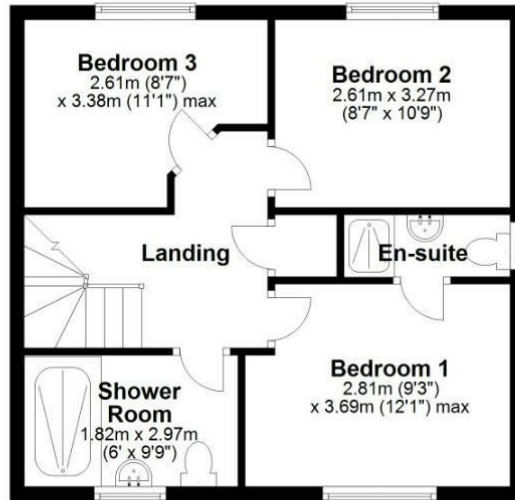


Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

First Floor

Approx. 43.8 sq. metres (471.5 sq. feet)



GARDENS AND GROUNDS

To the rear of the property is a pleasant, sheltered garden enclosed by brick walling. This ideal entertaining space is accessed from the kitchen/dining room. The garden enjoys a southerly aspect and includes paved areas positioned to benefit from the afternoon and evening sun. A stepped footpath runs past a lawn area to the single garage via a pedestrian door.

The garage (approx. max 6.1m x 3.05m) has full power connection, boarded eaves storage space and a manual up and over door. There is private driveway parking fronting the garage for one vehicle.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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