



## Brook Terrace, Llanharan Pontyclun

offers over **£200,000**

- Y Pant Catchment
- decked area to front of property boasting incredible views over Llanharan and surrounding areas
- Good transport links
- Newly fitted windows to front



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01443 222851

talbotgreen@peteralan.co.uk



## About the property

This modern three bedroom home delivers an excellent family living space, with three bedrooms, a family bathroom, a kitchen/breakfast room and a living room, situated in the Welsh village of Llanharan, close to beautiful countryside yet within easy reach of Bridgend and Cardiff, with an added bonus of being with Y Pant catchment!

With a number of local businesses and facilities, along with a post office, convenience stores, schools, community centre, sports facilities and train station, Llanharan is a lovely place to put down roots. The large village sits among a cluster of well-equipped towns and villages along the M4 corridor.

## Important Information

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## Accommodation

### Front Garden

Pathway leading to entrance door and rear garden, decked sitting area, lawn.

### Entrance Hall

Part glazed composite style entrance door (new 2019). Smooth finish to walls and ceiling, Laminate style flooring, radiator, carpeted stairs to first floor. UPVC double glazed window to side, oak fronted door leading to

### Lounge

14' x 12' ( 4.27m x 3.66m )

Two UPVC double glazed windows to front, laminate style flooring, radiator, living flame effect electric fire.

### Kitchen

15' 6" x 8' 6" ( 4.72m x 2.59m )

Two UPVC double glazed windows to rear, radiator, smooth finish to walls and ceiling, doorway to side hallway. Fitted kitchen area with matching glossy wall and floor units with a marble effect work-surface, built in electric oven and ceramic hob, stainless steel and glass canopy hood, inset sink unit. plumbed for automatic washing machine. plinth