



## Bryn Celyn, ##Invalid offers in excess of £250,000

- Spacious & Enclosed Rear Garden
- Modern Kitchen/Dining
- Close to Local Amenities
- Y Pant School Catchment
- EPC Rating: C





## About the property

Within close proximity to Llanharry, the village has plenty to offer including; shops, schooling, pubs and is within just a short commuting distance to both Pontyclun and Cowbridge as well as offering easy access onto the M4 corridor. Located in catchment for highly regarded Y Pant Secondary School





## Accommodation

### Living Room

10' 8" x 15' 1" ( 3.25m x 4.60m )

### Kitchen

15' 7" max x 9' 1" max ( 4.75m max x 2.77m max )

### Cloakroom

5' 1" max x 2' 6" max ( 1.55m max x 0.76m max )

### Bedroom One

10' 8" max x 12' 1" max ( 3.25m max x 3.68m max )

### Bedroom Two

11' 1" max x 6' 8" max ( 3.38m max x 2.03m max )

### Bedroom Three

7' 5" max x 8' 3" max ( 2.26m max x 2.51m max )

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## Floorplan



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