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17 Brynteg Green

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Pontypridd,  
CF38 2QA

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## 17 Brynteg Green

Guide Price £310,000

A modern, 3 bedroom, semi-detached home that has been tastefully enhanced and is favourably located on the fringe of the development, overlooking established woodland with a private driveway and landscaped rear garden.

Modern semi - detached home in an excellent position overlooking mature woodland to the front.

GF - Entrance Hall, WC , Front Living Room, Rear Kitchen /Breakfast Room

FF - 3 Bedrooms of which one currently used as a home office/ study, en-suite shower room and family bathroom.

Private driveway parking for 3 vehicles leading onwards to garage.

Enclosed walled rear garden landscaped with a Mediterranean courtyard feel.

Great connectivity to local amenities and M4 corridor

Part glazed front door opens into a welcoming tiled hallway with carpeted stairs, WC and understairs storage.

The modern WC is neutrally tiled with WC, sink and vanity unit.





SITTING ROOM lies to the front of the property which enjoys views over the local woodland with timber style flooring, ceiling spotlights and a centrally fitted electric fireplace with down lights and polished stone surround.

KITCHEN/DINER is located at the rear of the property and is dual aspect, modern with handleless fitted units and features a patterned tiled splashback. Appliances to remain include: built in fridge/freezer, tumble drier, high level oven and grill and gas hob. Additional countertop space with further storage cupboards underneath. A very sociable space with French doors opening directly into the rear garden.

UPSTAIRS the accommodation continues with Bedrooms 1 and 2 at the rear of the property and bedroom 3 and family bathroom to the front.

BEDROOM 1 is a good size double with fitted carpet, built in wardrobe, window to the rear elevation and door to en-suite shower room.

EN-SUITE comprises light and bright suite with pedestal basin, corner tiled shower enclosure, WC with frosted window and tiled walls to dado height.

BEDROOM 2 is currently used as a home office/study with fitted carpet, ceiling spotlights and window overlooking the rear garden.

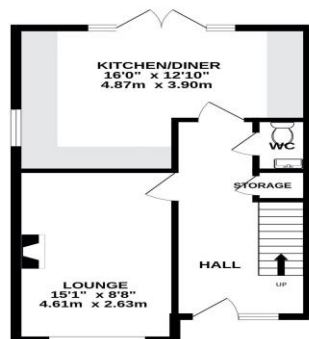
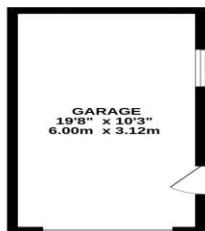
BEDROOM 3 lies to the front of the house with elevated woodland views and could be configured as a comfortable double bedroom.

FAMILY BATHROOM is styled similarly to the en-suite fitted with a three piece suite with panelled bath, pedestal basin and low level WC with frosted window, part tiled and ceiling spotlights.

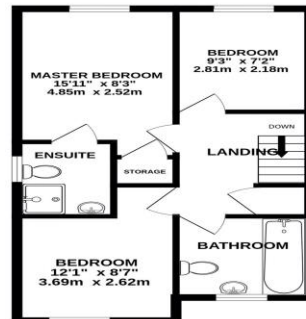
OUTSIDE a pretty, planted frontage with shallow steps which lead to the front door. Running alongside is a generous driveway that can accommodate up to 3 vehicles. Beyond is the garage that has power and lighting present with painted floor, an attic storage area, window and side door opening to the rear garden.

REAR GARDEN is fully enclosed and has been hard landscaped with a modern Mediterranean courtyard feel.

GROUND FLOOR  
628 sq. ft. (58.3 sq.m.) approx.



1ST FLOOR  
430 sq. ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1058 sq. ft. (98.3 sq.m.) approx.

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





### Directions

From Junction 34 of the M4 take the A411a dual carriageway towards Talbot Green. At the first roundabout take the third exit onto the A473 and at the second roundabout take the first exit and turn first left. Follow this road straight on where No. 17 Brynteg Green is the final property on your right hand side.

what3words: driver.social.topped

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
Council Tax Band D  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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AWAITING EPC

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