



9 Poets Way

Llanharan, Pontyclun CF72 9UZ

£1,200 Per Month

HARRIS & BIRT



Located in the popular area of Poets Way, Llanharan, Pontyclun, this three bedroom townhouse offers a perfect blend of modern living and comfort.

Accommodation to ground floor - entrance hallway, shower room/wc, utility room and bedroom three. There is a good size lounge and modern kitchen/diner to the first floor with two further bedrooms to the top floor - each with an en suite.

Llanharan boasts a variety of shops, schools, and recreational facilities, making it an excellent choice for families and professionals alike. The property is offered for rental on an unfurnished basis. Council Tax Band D. EPC Rating C. The property benefits from gas central heating and double glazing, front and rear gardens, driveway parking and a garage. Available 19th September 2026

External Front

Driveway parking for two cars. Storm porch with storage cupboard

Hallway

Entered via half glazed front door. Radiator. Tiled floor. Pendant ceiling light fitting. Storage cupboard to the left as you enter the hallway. Door to integral garage with light and power. Cupboard with water tank. Bathroom with fully tiled shower cubicle, low level flush wc and pedestal wash hand basin, radiator and pendant ceiling light fitting

Utility Room

Handy utility room with tiled floor. Single stainless steel sink and drainer unit. Space for washing machine and tumble dryer. Wall mounted Baxi 400 boiler. Radiator. Pendant light fitting. Door to rear garden

Bedroom Three

Single bedroom with radiator and pendant ceiling light. Window to rear.

First Floor

Stairs to first floor landing area with ceiling light fitting - Access to lounge and kitchen diner

Lounge

Light and airy living space with two windows to the front. Two radiators and 2 ceiling pendant lights

Kitchen/diner

Modern kitchen with a range of wall and base units to include Whirlpool integral oven and hob with overhead extractor. Radiator. Space for dishwasher and fridge freezer. Two windows to rear. Cushion flooring. Tiled to splashbacks. Ample space for dining table and chairs

Top Floor

Stairs to top floor landing area with ceiling light fitting - Access to both bedrooms

Bedroom One

Double bedroom with two windows to the front. Radiator and pendant ceiling light - Access to -

En suite Bathroom

Fully tiled shower cubicle, low level flush wc and wash hand basin housed in a vanity unit. Radiator. Cushion flooring. Ceiling light

Bedroom Two

Double bedroom with two windows to the rear. Radiator and pendant ceiling light - Access to -

En suite Bathroom

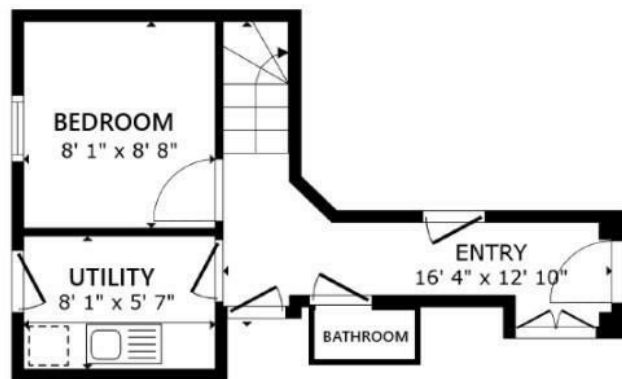
Bath with shower over, low level flush wc and wash hand basin housed in vanity unit. Fully tiled around the bath area. Cushion flooring. Radiator. Ceiling light

External Rear

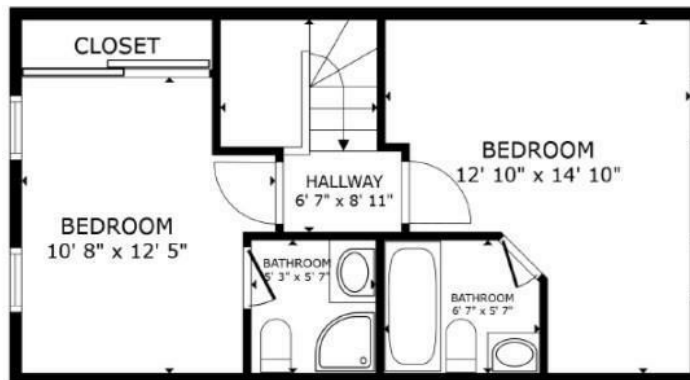
Good size enclosed rear garden laid to gravel.. Paved patio area. Outside light



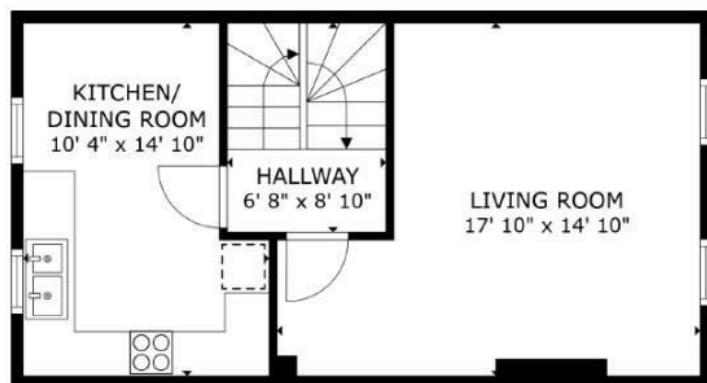




FLOOR 1



FLOOR 3



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1 204 sq.ft. FLOOR 2 423 sq.ft. FLOOR 3 419 sq.ft.
TOTAL : 1,045 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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