



**hrt**

herbert r thomas

25 Clos Brenin, Brynsadler, CF72 9GA

Pontyclun

£480,000

## 25 Clos Brenin

Brynsadler, Pontyclun

This four-bedroom detached property, built by Redrow Homes, is situated in the ever-popular Clôs Brenin development and lies within walking distance of Pontyclun village centre.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Redrow Homes-built detached family home
- Highly sought-after and convenient location
- Within walking distance of Pontyclun village centre, offering a wide range of amenities, including a train station
- Two reception rooms and a conservatory extension
- Kitchen/breakfast room with adjoining utility room
- South-westerly-facing enclosed rear garden
- Off-road parking and an integral single garage
- Sold with vacant possession and no onward chain
- Viewing highly recommended



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The **ENTRANCE HALLWAY** on the ground floor features stairs rising to the first floor. A cloakroom is located off the hallway, with a window to the side and fitted with a white two-piece suite.

The **LOUNGE** is a generously sized reception room with a window to the front overlooking the garden. An open double-width archway leads into the **DINING ROOM**, which provides access to the kitchen, while patio doors open into the **CONSERVATORY** extension.

The **CONSERVATORY** is constructed with a uPVC double-glazed frame and features a pitched polycarbonate roof with fitted blinds and a central light point. It enjoys views over and access to the rear garden, and is finished with a ceramic tiled floor.

The **KITCHEN/BREAKFAST ROOM** has an obscure glazed window to the side and a window to the rear enjoying views over the garden. It is fitted with a range of shaker-style white base and wall-mounted units, complemented by roll-top work surfaces with tiled splashbacks. Integrated appliances include an oven with a four-burner gas hob and cooker hood over. There is space for a fridge/freezer and dishwasher, along with a door leading to a useful understairs storage cupboard.

Off the kitchen is the **UTILITY ROOM**, which has a pedestrian door to the side and continues the same range of units as the kitchen. There is space and plumbing for a washing machine and tumble dryer, and it houses the wall-mounted gas-fired central heating boiler.

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The **FIRST FLOOR LANDING** provides access to the bedroom accommodation and includes a loft inspection point and an airing cupboard.

**BEDROOM ONE** and **BEDROOM TWO** are both comfortable double rooms located at the front of the property, enjoying views over the development. Both benefit from extensive built-in wardrobe space. **BEDROOM ONE** also features an **EN-SUITE SHOWER ROOM**, fitted with a white three-piece suite including a fully tiled shower enclosure with a mains shower.

**BEDROOM THREE** and **BEDROOM FOUR** are situated at the rear of the property, overlooking the garden, and are positioned either side of the **FAMILY BATHROOM**. The bathroom is fitted with a white three-piece suite comprising a panelled bath with full-height tiled splashback and mixer tap/shower attachment, a low-level WC, and a wash hand basin.

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## **OUTSIDE**

To the front of the property is a double-width driveway leading to the garage.

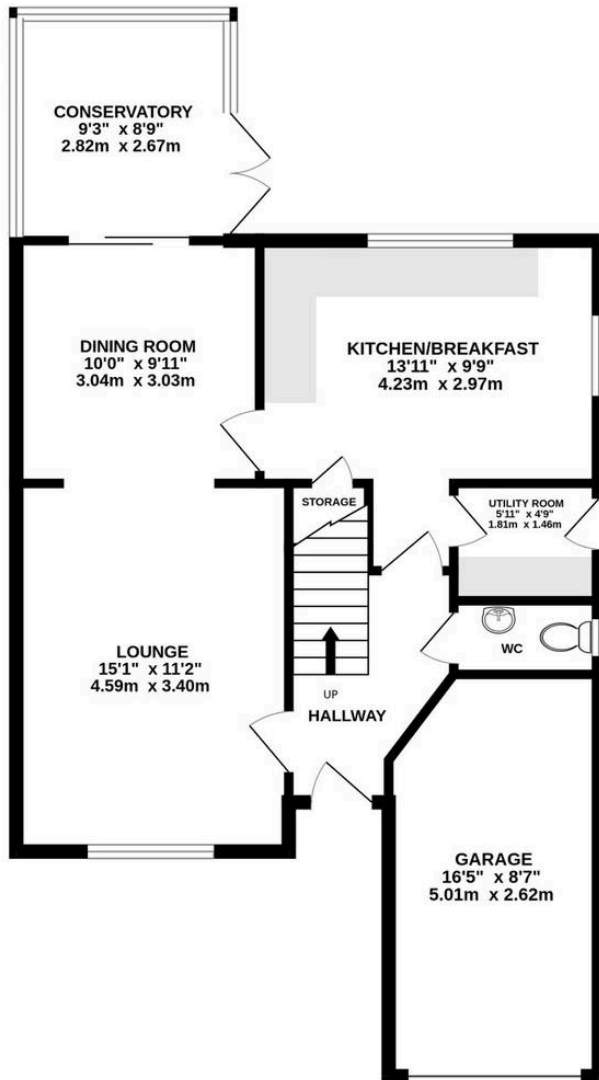
The **GARAGE** (8'7" × 16'6") is fitted with a single up-and-over door, a side pedestrian door, and benefits from power, lighting, and wall-mounted shelving.

Adjacent to the driveway and garage is a lawned garden bordered by mature shrubs.

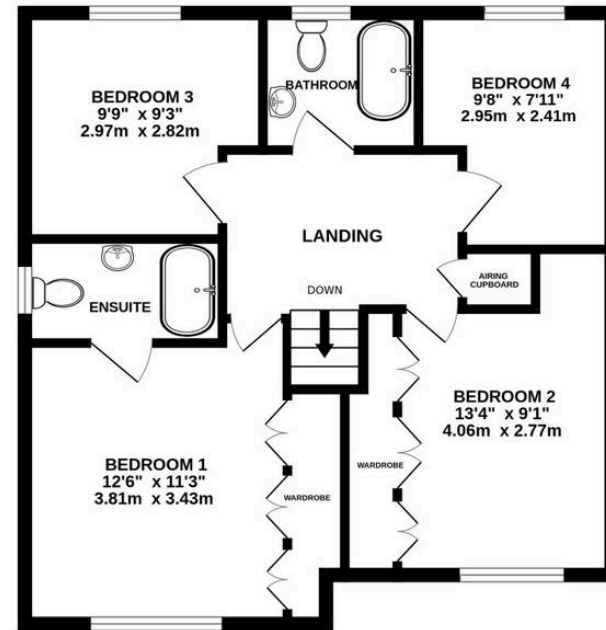
To the rear is a south-westerly-facing enclosed garden, predominantly laid to lawn, with a paved patio extending from the rear of the property. The garden is enclosed with overlap fencing and features a variety of mature shrubs and trees.



GROUND FLOOR  
749 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.  
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## Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • [cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com) • [www.hrt.uk.com/](http://www.hrt.uk.com/)



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