



hrt
herbert r thomas

88 Bryn Celyn, Llanharry

Pontyclun

In Excess of £499,999

88 Bryn Celyn

From our Cowbridge office travel East along the high street. At the traffic lights turn left and continue through the villages of Aberthin, Ystradowen and Talygarn. Turn left immediately after the M4 bridge, continue along this road for approximately 1 mile. Turn right into 'Bryn Celyn', take the first left and proceed along this road taking the first right down a private shared drive just before reaching the open green space, where No. 88 is the last property on your right hand side.

Attractive four bedroom, extended, detached home immaculately presented throughout. Peacefully located in the very popular Bryn Celyn development directly adjoining local countryside.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Canopy entrance with modern part -glazed front door opening to ENTRANCE HALL (12'4" x 6'10"), timber effect floor, pendant ceiling light, carpeted staircase rising to the first floor with useful storage cupboard under. CLOAKROOM (5'6" x 5' 9"), timber effect floor continues, tiled walls to the lower portion with multiple LED spotlights to ceiling, 'KOHLER' WC, matching wall mounted wash hand basin with mixer tap over, frosted window to the front elevation and access to storage cupboard. Bay fronted SITTING ROOM (12'11"x18'7" into bay), fully carpeted, two ceiling lights, feature fireplace (electric inserts) and large bay window, enjoying views to the front elevation and green open space beyond.

KITCHEN/BREAKFAST/DINING ROOM (26'2"x 11'10'), wood effect flooring, multiple LED spotlights over kitchen area with additional pendants over dining space. Modern fitted KITCHEN with wall and base mounted units, roll top work surfaces, 'Bosch' oven and grill, integrated fridge/freezer, five ring 'Bosch' gas hob, dishwasher and 1 1/2 stainless steel sink with mixer tap, window to rear with far-reaching scenic rural views. Matching central island with functional breakfast bar and integrated drawers and drinks cooler. Wide open arch from dining space opens to the pitched double height, ORANGERY (12'9"x 12'4"), timber effect floor, multiple recess LED spotlights, glazed bi-fold doors onto the landscaped rear garden with views over rolling countryside and forestry that create a stunning backdrop. UTILITY ROOM (5'7" x 6' 1"), timber effect floor, matching worktop and units to the kitchen with plumbed provision for white goods, inset sink with mixer tap, access to 'Glowworm' boiler and lockable part glazed door to the side garden.

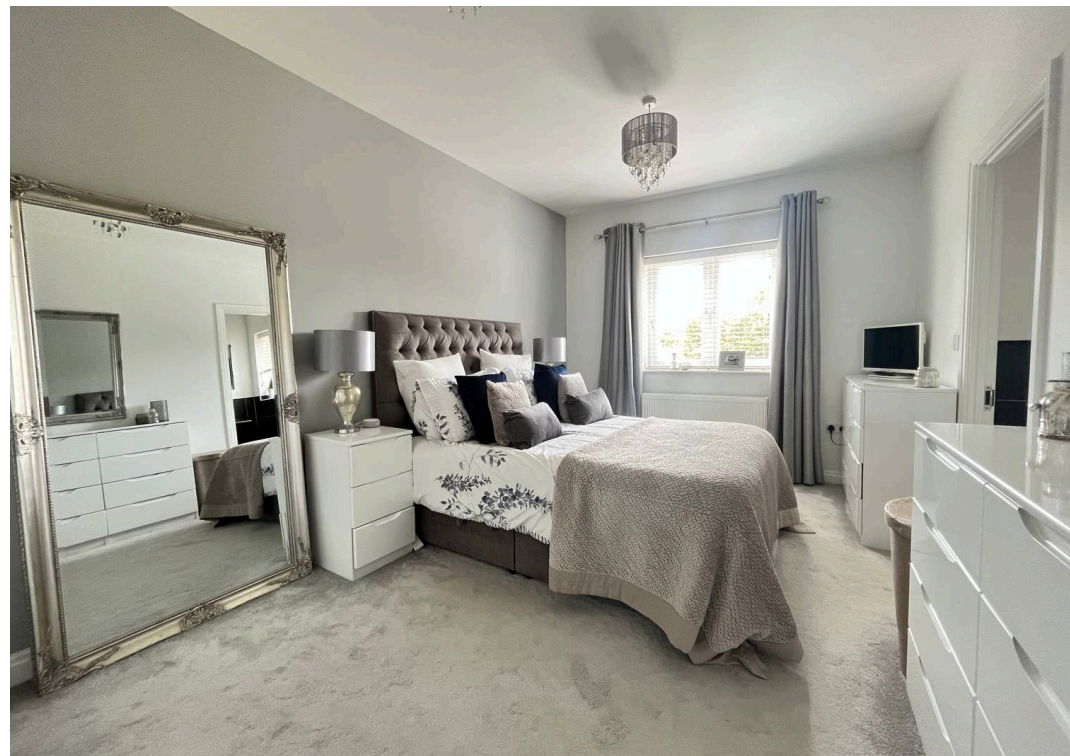
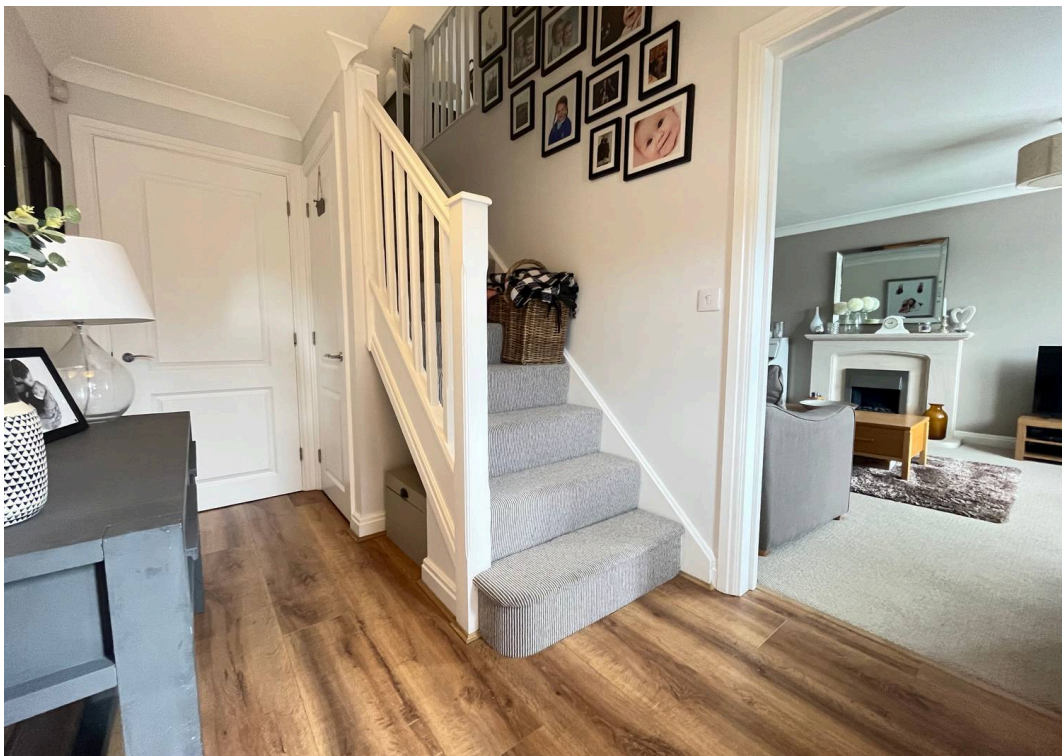
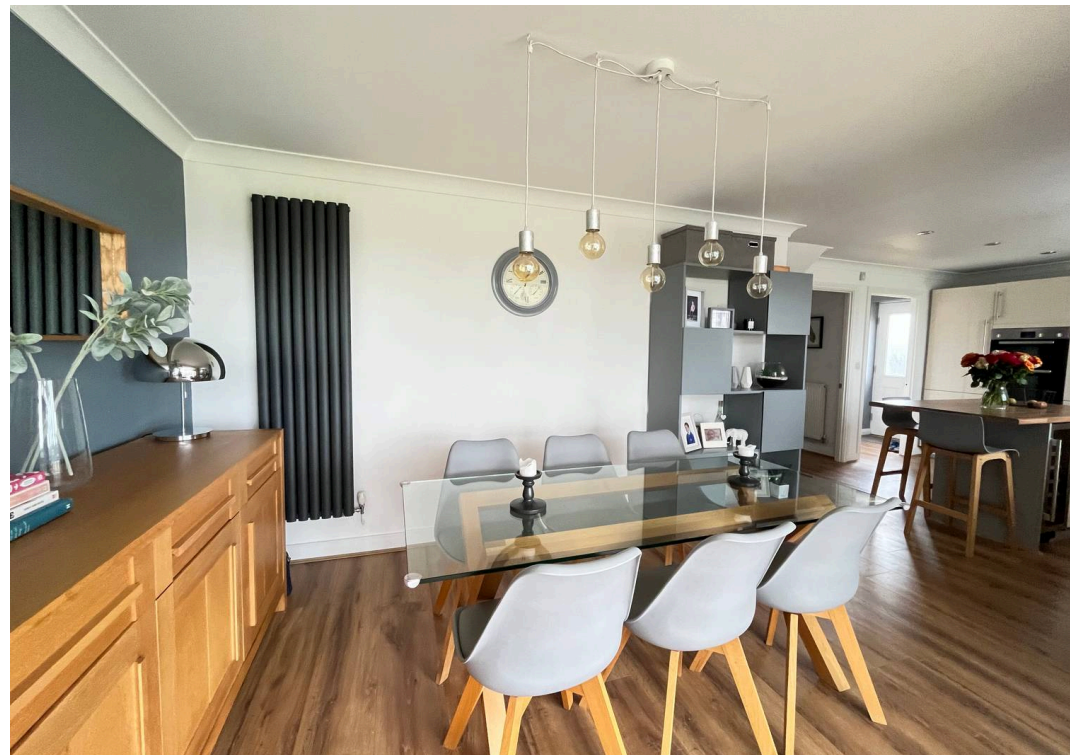
First floor LANDING (10'2"x 6' 7"), fitted carpet, ceiling light, attic hatch and access to airing cupboard. BEDROOM 1 (16' 1" x 10' 3"), fully carpeted, two pendant ceiling lights, integrated double wardrobe with sliding doors, large window with elevated views to the front and open green space beyond. Door through to Ensuite SHOWER ROOM (6'6" x 7'3") comprising a low-level WC, ceramic wash hand basin with vanity storage under, mixer tap over, chrome heated towel rail, frosted window to the side and enclosed, tiled Shower cubicle (mains fed). BEDROOM 2 (9'4"x 13'6"),fitted carpet, pendant ceiling light, integrated double wardrobe with sliding doors, views over the open green space to the front of the property. BEDROOM 3 / HOME OFFICE Newly fitted wardrobes built by Town and Country Bedrooms (8'6" x 10'2"), fitted carpet, ceiling light, a large window with elevated views to the rear, taking in local countryside. BEDROOM 4(10'8" x 6'8") fitted carpet, pendant ceiling light, large window enjoying elevated scenic views. Recently fitted FAMILY BATHROOM (10'8" x 10'10") with timber effect floor, multiple LED spotlights to ceiling, modern suite with freestanding double ended bath, wall mounted tap and shower attachment over, low-level WC, wall mounted wash hand basin, vanity storage under, corner double shower enclosure with mains fed rainfall shower, chrome heated towel rail and frosted windows.

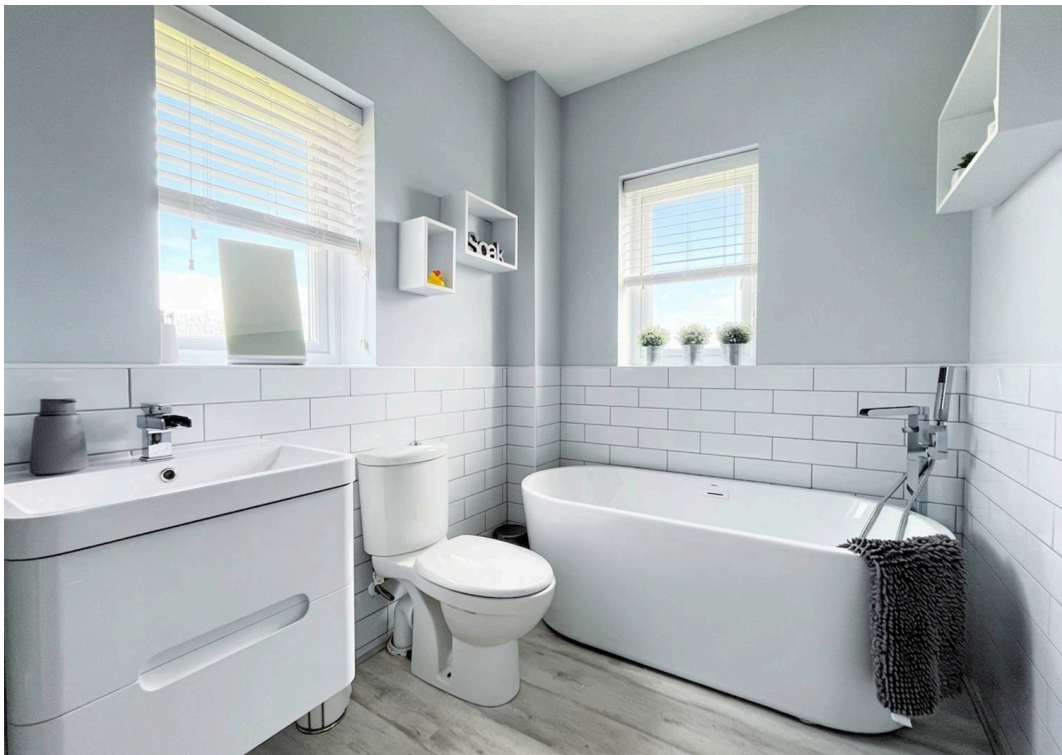
No. 88 is situated at the end of a small private road. A double driveway leads to a detached double garage and through to the landscaped frontage. The rear garden has been fully landscaped with multiple paved and decked seating areas, artificial grass lawn, stocked beds, all enjoying panoramic views to local countryside, forestry further afield.

Detached DOUBLE GARAGE (20' x 18'5") with hard wearing matting floor, multiple power points, lighting to rafters with additional boarded storage over, lockable side gate opening to the rear garden and wide manually operated up and over double door leading to the driveway.



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Herbert R Thomas

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