



## Bryn Celyn, £220,000

- Two Bedrooms
- Sought After Location
- Ideal For First Time Buyers
- Drive Way
- Front And Rear Garden
- EPC Rating: Awaited



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## About the property

An immaculately presented two bedroom, semi-detached house offered for sale. Located on a popular development within close proximity to Llanharry village on the outskirts of the larger town of Pontyclun. The accommodation briefly comprises: entrance hall, cloakroom, kitchen/dining room and living room on the ground floor. To the first floor there are two bedrooms and a family bathroom. To the outside there is a front and fully enclosed rear garden. This ideal starter home further benefits; gas central heating, a drive way creating off road parking and is modern throughout. Please call Peter Alan Talbot Green to arrange a viewing or request 24/7 on our website.

## Accommodation

### Ground Floor

#### Entrance Hall

#### Cloakroom

Wash hand basin and w.c.

#### Lounge

14' x 8' 9" ( 4.27m x 2.67m )

#### Kitchen/ Diner

14' 4" x 7' 4" ( 4.37m x 2.24m )



## First Floor

### Landing

Loft access - part boarded for storage with pull down ladder and airing cupboard where boiler is housed.

### Bedroom One

13' 9" x 10' 3" ( 4.19m x 3.12m )

Fitted wardrobes and storage cupboard.

### Bedroom Two

10' 4" max x 7' 4" max ( 3.15m max x 2.24m max )

### Bathroom

Bath tub with over bath shower, wash hand basin and w.c.

## Outside

### Front & Rear Garden

Front lawn area and fully enclosed rear garden with side access to front via gate.

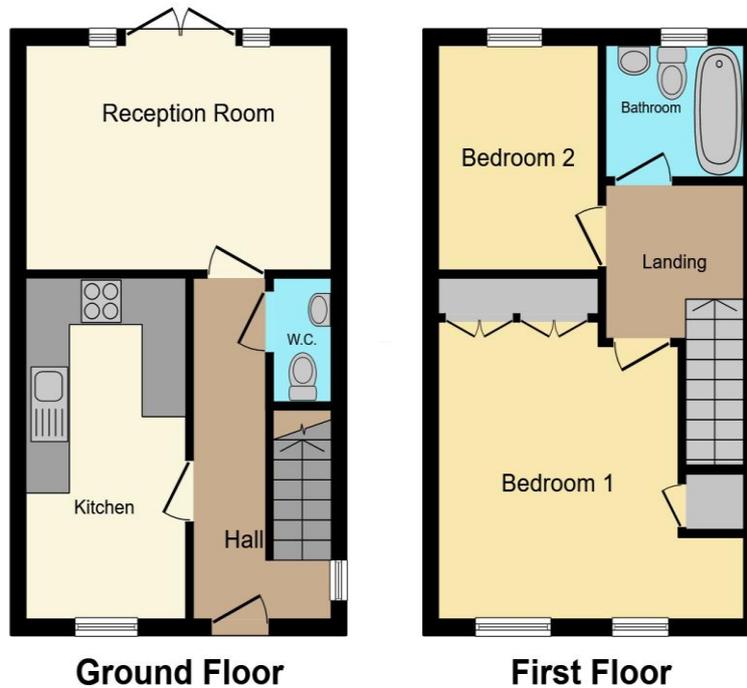
### Driveway

Drive way creating off road parking.

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## Floorplan



Total floor area 62.2 m<sup>2</sup> (669 sq.ft.) approx

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