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Bryn Celyn

Llanharry
Pontyclun
CF72 9ZE

Bryn Celyn

Asking price **£485,000**

Modern, immaculately presented, five bedroom detached family home, with double driveway and south facing rear garden. Located favourably within the ever popular 'Bryn Celyn' development, a short distance from the local schools, amenities and transport links that Pontyclun and Cowbridge offer.

Immaculately presented accommodation throughout.

Ground floor hall, WC, front sitting room, rear kitchen/diner with separate utility and access to integral garage.

To the first floor, five bedrooms, en-suite shower room and family bathroom.

Well-maintained frontage with shaped hedge lined front lawn and double driveway.

South facing, landscaped rear garden with patio, lawn and pergola.

Enjoys open, far ranging countryside views from the front elevation.





Part glazed front door opens to a welcoming HALLWAY with fitted carpet, straight spindle stairs to the first floor with a useful cupboard under. A separate WC has been neutrally decorated with a wall hung sink, modern low level WC opposite and a frosted window to the front above. A well sized front SITTING ROOM enjoys open views to the front with fitted carpet, ceiling light and an electric fireplace creating a pleasant focal point to the space.

A timeless Shaker style KITCHEN/ BREAKFAST/ DINER lies to the rear of the home with a tiled floor, a comprehensive run of cabinetry with timber style countertop over that extends to a functional breakfast bar peninsula. Appliances to remain include a high level oven and grill, fridge/freezer, dishwasher and gas hob. A naturally bright space with light drawn in from a window and glazed French door with integrated blinds to the south facing rear garden. Just off lies a UTILITY/ BOOT ROOM with a continuation of the tiled floor, matching cabinets to the kitchen offering access to the boiler, additional preparation sink, door to the rear and internal door to garage.

Upstairs, a spacious carpeted landing has an airing cupboard off and access to the attic. BEDROOM ONE lies to the rear of the property and is a well balanced double in size with fitted carpet, built-in double wardrobe with side doors and a window overlooking the garden. A well-appointed EN-SUITE has a mains fed double shower, wall hung basin with low level WC with frosted window over. BEDROOM TWO, FOUR and FIVE lie to the front of the property and all enjoy pleasant rural views

beyond. Bedroom two is a sizeable double with fitted carpet and ceiling light fitted. Bedroom 3 is currently configured as a home office with fitted carpet and ceiling light and double in size. Bedroom 5 is used as a music room and can accommodate a single room configuration. BEDROOM THREE lies to the rear of the house and is used as a second sitting room, with fitted carpet and ceiling light. The FAMILY BATHROOM comprises a three-piece suite with panelled bath with mixer tap and hand held attachment, low level WC and wall hung sink to the side. Accents of tiling add practical style to the space. Light is drawn in from the rear elevation through a frosted double window.

To the front, a manicured hedge lined grass lawn runs alongside a double driveway and can accommodate two vehicles. Further parking and storage is available through up and over door into the integral GARAGE, plastered and decorated ceiling with strip light over and rear door connecting to the utility. The rear garden is south facing and has been extensively landscaped, with a large paved terrace with timber pergola running on to a grass lawn with planted trees close to the fence-lined boundaries.





Directions

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', follow the road around to the right and proceed where No.12 will be the 1st house on your right hand side.

What3Words: steers.quicker.costumed

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

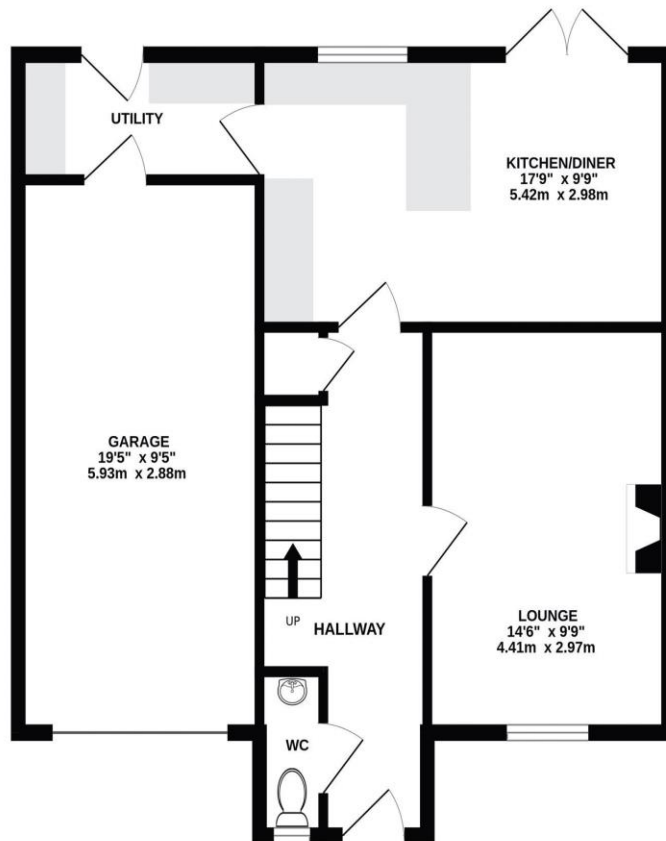
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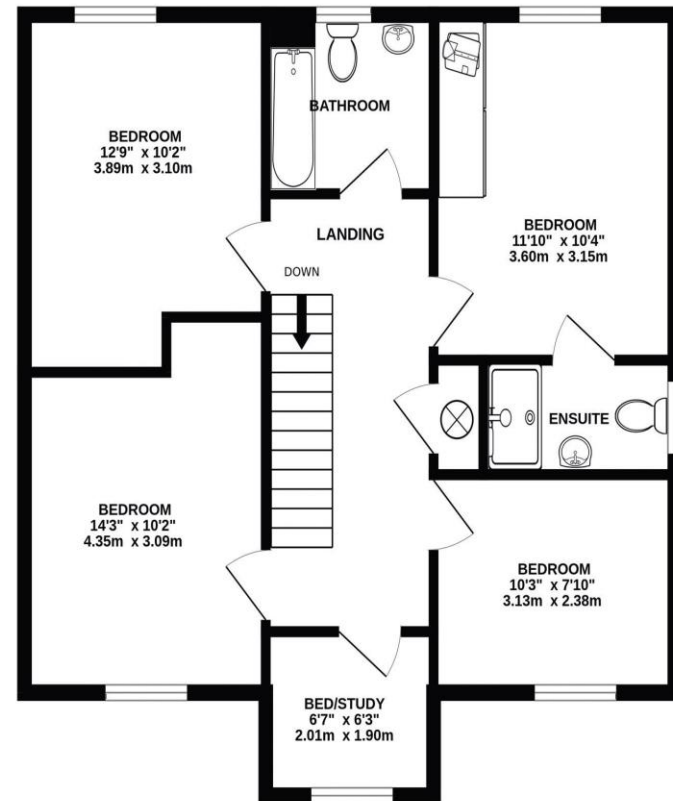
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1315 sq.ft. (122.2 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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