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CELEBRATING 100 YEARS

100

1926 - 2026

1 Brigham Cottages, Llanharry

Pontyclun

£425,000

1 Brigham Cottages

Llanharry, Pontyclun

First time on the market in 46 years, this extended three-bedroom semi-detached cottage sits on a generous plot in a semi-rural yet highly convenient location.

Council Tax band: F

Tenure: Freehold

- Extended three double bedroom semi-detached cottage.
- Offered to market for the first time in over 46 years.
- Semi Rural location enjoying countryside views yet excellent commuting options.
- Generous sized garden plot with potential to build a garage subject to relevant planning permission.
- Two spacious reception rooms plus kitchen/breakfast room, Utility/side hallway and ground floor shower room/WC.
- Three bedrooms and first floor cloakroom. (With potential to install bath or shower)
- Useful storage/workshops and greenhouses.
- Landscaped front garden with deck patio and lawn areas.
- Enclosed side courtyard.
- Viewings highly recommended.



This greatly extended three double bedroom semi-detached cottage with generous sized plot is situated in a semi-rural, yet highly convenient location is offered to the market for the first time in 46 years.

The **KITCHEN** with glazed French doors to front enjoying access and views over the front garden, has a window to side with views over the courtyard and into the fields beyond. It offers a range of pine base and wall mounted units with stone effect work surfaces with matching splashback. Integrated oven and halogen hob with cooker hood over. A solid fuel rayburn which contributes towards the property's hot water. Space and plumbing for dishwasher and fridge. Off the kitchen is a **UTILITY ROOM/SIDE HALLWAY**, with further fitted range of base units, plus space and plumbing for white goods and housing the central heating boiler. Glazed door and window giving access into the side courtyard.

Off the kitchen is the **DINING ROOM**, This generous sized dual aspect **RECEPTION ROOM** has windows to side and rear. A glass panel door leads into the **LOUNGE** which has glazed French doors to front giving access and views into the garden. A working fire is set within an exposed stone breast fireplace and chimney with ceramic tile hearth. The room has part exposed ceiling beams. Stairs rise to the first floor accommodation.

Finally off the dining room is a **GROUND FLOOR SHOWER ROOM** with window to rear housing a white three-piece suite which includes: double shower enclosure with electric power shower, fitted low-level WC and sink unit with storage below and flanked by display shelving.

To the first floor the landing with fitted hanging and shelf space. A large airing cupboard houses a hot water tank and linen storage space. The landing gives access to 3 double bedrooms.

BEDROOM ONE is dual aspect, enjoying rural views over neighbouring farmland via windows to rear and side. **BEDROOM TWO** with window to front enjoying far reaching views, enjoys 8'10" high ceiling. **BEDROOM THREE** with window to side has access to loft and eaves storage space. Off the landing is a first floor **CLOAKROOM** housing a low-level WC and sink unit. There is space and plumbing available to install a bath or shower cubicle.

To the front of the property is ample off-road parking space for several vehicles. A paved pathway leads via a gated archway into the landscape front garden and towards the house.

The pathway is flanked by a large teared rocky border with feature garden pond. The lawn area is bordered by stone wall and mature hedgerow. Immediately to the front of the property is a large deck patio with sheltered overhang plus fitted gazebo.

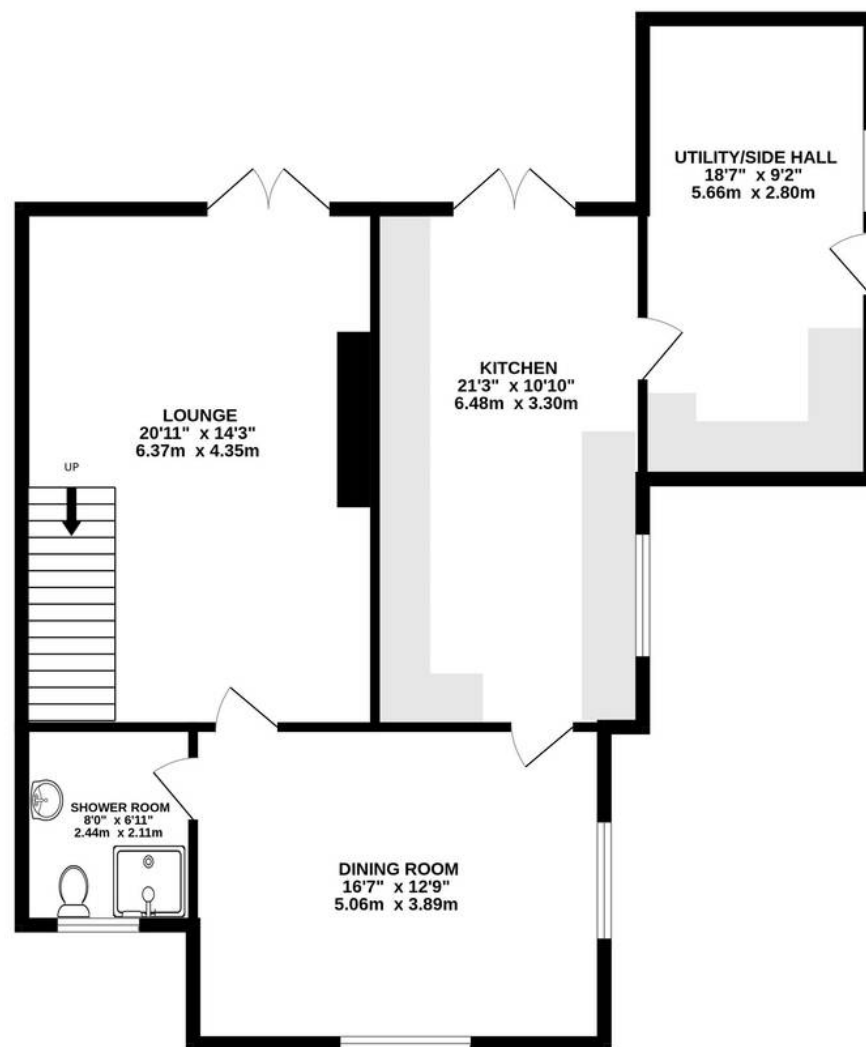
The paved side courtyard is bordered by stonewalling with raised shrub borders and enjoys views over the neighbouring farmland. A timber framed and breeze block built storage shed is attached to the property. The second outbuilding accessed from the courtyard has windows overlooking the front garden.

Adjacent to the driveway is a further piece of land with a large concrete hard standing with parking space for 6 to 8 vehicles and lawn area bordered by mature hedgerow.

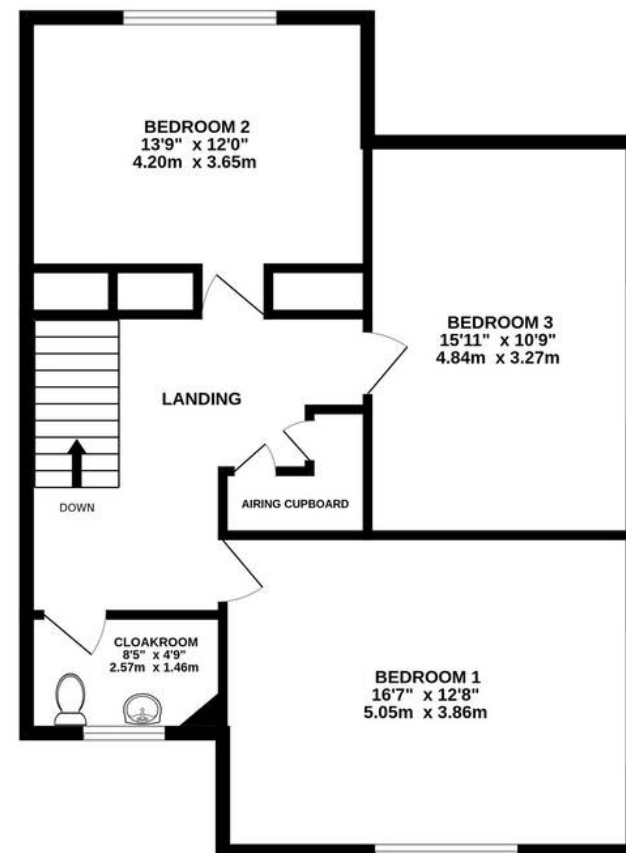




GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1685 sq.ft. (156.5 sq.m.) approx.

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