



## Gwaun Hir Ffordd Y Coetir

New Road, Bryncae, CF72 9RP

Offers In The Region Of £425,000

HARRIS & BIRT



An excellent opportunity to purchase this spacious and exclusive four-bedroom, detached, property set across circa 2,000 sq/ft that was built on a few years previous by a reputable independent builder. Modern family living throughout with large, open plan spaces whilst the property briefly comprises accommodation of: entrance hall, living room, open plan kitchen/dining room, utility, WC and integrated garage to the ground floor. Stairs lead up to a good sized landing, four excellent sized double bedrooms, master en suite and family bathroom. The accommodation is found in excellent condition. Plenty of off road parking to the front. Private and easy to maintain rear gardens.

Within easy reach of Llanhran and Bryncae. Llanharan offers plenty of local amenities, including an abundance of shops, including Co-Op and Greggs, there are a range of pubs, as well as a local rugby club close by. Llanharan further benefits from excellent public transport links, including a train station and plenty of through bus stops. Easy access to the M4 and a 15-minute drive to Cardiff. The area has undergone a vast amount of investment over the past couple of years. There are plenty of woodlands and public footpaths to enjoy the fantastic countryside surrounding.

- Spacious Detached Property
- Open Plan Kitchen/Diner
- Off Road Parking to Front
- Secluded and Easy to Maintain Rear Garden
- Close to Local Amenities
- Four Double Bedrooms
- Master Bedroom with En Suite
- Integrated Garage
- Easy Access to Major Transport Links
- EPC: B

## Accommodation

### Ground Floor

#### Entrance Hall 6'4 x 19'6 (1.93m x 5.94m)

The property is entered via a composite PVC front door with an inset curved glazed vision panel. Adjacent fixed pane floor-to-ceiling lead-lined double-glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Large form tiled flooring. Straight carpeted staircase leading to first first-floor landing. Fitted radiator. Communicating doors to all ground-floor rooms.

#### Kitchen/Dining Room 24'9 x 12'7 (7.54m x 3.84m )

Open plan kitchen/dining room to the rear of the property spanning the rear width. Modern fitted handleless dove grey sleek kitchen with a range of wall and base units sat under and over wood effect worktops. Peninsular breakfast bar. Features including: eyeliner oven and grill. Integrated up and over fridge freezer behind matching decor panel. CDA four ring induction hob with overhead chimney extractor. 1.5 chrome sink and drainer and chrome mixer tap. Integrated dishwasher behind matching decor panel. Matching upstands. UPVC double glazed window to rear elevation. UPVC double glazed patio doors opening out onto rear patio laid terrace. Skimmed walls. Coved and skimmed ceiling. Inset spotlighting. Large form matching tiled flooring. Fitted radiator. Glazed double doors open through into:

#### Living Room 21'3 x 16'2 (6.48m x 4.93m)

A good sized principal reception space with UPVC fully double glazed bay window to front elevation. Fully skimmed walls. Coved and skimmed ceiling. Inset ceiling light. Fitted carpet. Fitted radiators.

#### Utility Room 8'1 x 16'7 (2.46m x 5.05m)

Good-sized utility space with fitted matching base units. Space for a tumble dryer. UPVC half-glazed pedestrian door to rear. UPVC double glazed window. Fully skimmed walls. Coved and skimmed ceiling. Matching tiled flooring. Fitted radiator. Communicating door into shower room. Internal pedestrian door to garage.

#### Shower Room 4'8 x 6'10 (1.42m x 2.08m )

Three-piece suite comprising a corner quadrant shower cubicle with integrated electric Triton shower and a shower head attachment. Low-level dual flush WC. Wall-hung wash hand basin with under set vanity unit. UPVC double-glazed opaque window to side elevation. Fully skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Tiled flooring. Chrome heated towel rail.

### First Floor

#### Landing 9'8 x 7'11 (2.95m x 2.41m)

Accessed via straight staircase from the entrance hall. Fitted carpet. Skimmed walls. Coved and skimmed ceiling. Access to loft via hatch via pull down ladder. Communicating doors to all first-floor rooms.

#### Master Suite Bedroom One 12'11 x 15'9 (3.94m x 4.80m )

An excellent sized bedroom. UPVC double glazed lead lined window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built-in wardrobe. Communicating door opens through into:

#### Master Suite Bathroom One 6'1 x 6'11 (1.85m x 2.11m)

Three-piece suite comprising oversized walk in shower cubicle with integrated electric shower and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with chrome waterfall mixer tap and under set double vanity unit in a graphite finish. Eyeline mirror front vanity unit. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. LED spotlighting. Wall hung chrome heated towel rail.

#### Bedroom Two 12'11 x 15' (3.94m x 4.57m)

Another good sized double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in wardrobe.

#### Bedroom Three 16'9 x 11'3 (5.11m x 3.43m)

A third double bedroom with UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built-in double wardrobe.

#### Bedroom Four 13'4 x 11'1 (4.06m x 3.38m)

A fourth double bedroom with UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

#### Bathroom Three 9'8 x 7'11 (2.95m x 2.41m)

An excellent sized family bathroom with a P-shaped bath. Integrated chrome shower and rainfall shower head attachment as well as separate shower head fitment and waterfall mixer tap. Low level dual flush WC. His & hers wash hand basins sat on a wood effect worksurface with under set vanity unit providing plenty of storage. Tiled splashbacks. Further skimmed walls. Coved and skimmed ceiling. Chrome LED spotlighting. Wood effect tiled flooring. Wall hung chrome heated towel rail. UPVC double glazed opaque window to side elevation.

#### Garage

Integrated garage. Up and over garage door. Plenty of space for storage. Boiler housed to wall.

#### Outside

The property is accessed from the road front to a tarmac double-width driveway. Artificial grass leading up to the front door and inset storm porch. Parcel of mature shrubbery separating the dwelling front next door. Pedestrian side access to rear. Private and secluded rear gardens by close boarded fencing. Flagstone laid patio area and attractively laid grass.

#### Services

The property is serviced by mains services throughout.

#### Directions

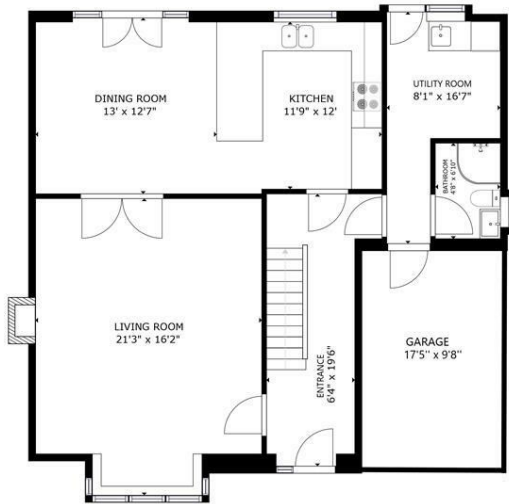
From our offices at 65 High Street travel towards Pentre Meyrick cross roads. Take a right through the village of Llangan. When you reach the roundabout at Pencoed take the third exit and follow the road to Llanharan. Take the third exit at the roundabout to Bryncae. Then take the first exit at the next roundabout. Turn left onto Ffordd Y Coetir before the next roundabout. The property will be on your right hand side with a Harris & Birt board outside.



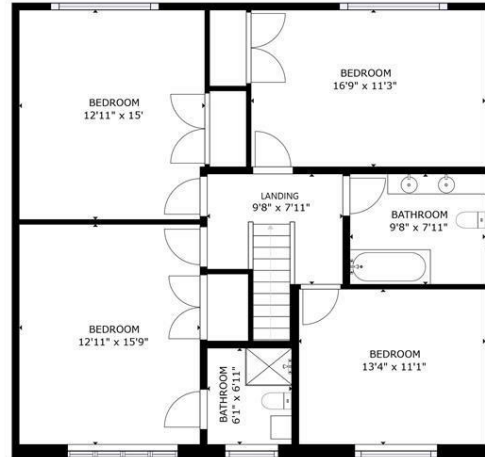








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 915 sq ft, FLOOR 2: 1063 sq ft  
TOTAL: 1978 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	85	91
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
	EU Directive 2002/91/EC	

