



## 6 Bryn Celyn

Llanharry, Pontyclun, CF72 9ZE

Price £325,000

HARRIS & BIRT



A spacious and well extended, three bedroom, detached property located on a popular development within walking distance of Llanharry village on the outskirts of the larger town of Pontyclun. The accommodation briefly comprises: entrance hall, WC, kitchen/dining room opening though to living room and a sun room on the ground floor. Upstairs offers master bedroom with en suite shower room, a further two double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking leading to a detached single car garage and an enclosed rear garden.

Within close proximity to Llanharry, the village has plenty to offer including; shops, schooling, pubs and is within just a short commuting distance to both Pontyclun and Cowbridge as well as offering easy access onto the M4 corridor. Located in catchment for highly regarded Y Pant Secondary School and the Welsh speaking Llanharry primary and secondary school, as well as a number of shops. The property itself is ideally positioned for families with young children as there is no through traffic, situated at the head of a peaceful cul-de-sac.



## Accommodation

### Ground Floor

#### Entrance Hallway 5'4 x 13'4 (1.63m x 4.06m)

The property is entered via front door with inset vision panel to hallway. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Vinyl wood effect flooring. Understairs storage cupboard. Communicating door to WC, kitchen and living room.

#### WC 4'1 x 6'2 (1.24m x 1.88m)

UPVC double glazed obscure window to front elevation. Low level dual flush WC. Wall hung wash hand basin with mixer tap with tiled splashback. Skimmed walls and ceiling. Vinyl wood effect flooring. Pendant ceiling light. Radiator.

#### Kitchen/Dining Room 21'1 x 9'0 (6.43m x 2.74m)

Modern fitted kitchen with features to include; a range of wall and base units set under and over wood effect work surface. 1.5 sink bowl and drainer with curved swan neck mixer tap. Four ring gas hob with extractor hood over and splashback. Underset Bosch oven facility. Integrated dishwasher behind matching decor panel. UPVC double glazed window to rear. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Vinyl wood effect flooring. Space for dining table and chairs. Opening through into living room. French doors lead through into;

#### Living Room 12'2 x 13'4 (3.71m x 4.06m)

UPVC double glazed window to front. Skimmed walls and ceiling. Feature decorative panelled wall. Vinyl wood effect flooring. Radiator. Pendant ceiling light.

#### Sun Room 10'9 x 11'0 (3.28m x 3.35m)

UPVC double glazed windows to both sides. UPVC double glazed French doors lead out to rear garden.. Ceramic vinyl tiled effect flooring. Tinted glazed roof. Skimmed wall. Ceiling light.

### First Floor

#### Landing 4'3 x 9'9 (1.30m x 2.97m)

Carpet stairs lead up from ground floor to first floor landing. Skimmed walls and ceiling. Pendant ceiling light. Loft access hatch. Door to airing cupboard with air circulation unit. Communicating doors to all first floor rooms.

#### Master Bedroom 12'2 x 9'5 (3.71m x 2.87m)

UPVC double glazed window to front. Skimmed walls and ceiling. Fitted carpet. Radiator. Pendant ceiling light. Door to;

#### En Suite Bathroom 8'1 x 3'0 (2.46m x 0.91m)

Three piece suite in white comprising shower cubicle with folding glazed door with electric shower and handheld shower head attachment with tiled splashback. Low level dual flush WC. Wall hung wash hand basin with mixer tap. Tiled splashbacks. Tiled flooring. Skimmed walls. Pendant ceiling light. Radiator. UPVC double glazed obscure glazed window to side.

#### Bedroom Two 11'0 x 8'11 (3.35m x 2.72m)

UPVC double glazed window to rear. Skimmed walls and ceiling. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 9'9 x 8'11 (2.97m x 2.72m)

UPVC double glazed window to rear. Skimmed walls and ceiling. Fitted carpet. Radiator. Pendant ceiling light.

#### Family Bathroom 8'7 x 6'3 (2.62m x 1.91m)

Three piece suite in white comprising panelled bath with taps and handheld shower head attachment. Low level dual flush WC. Wall hung wash hand basin with mixer tap. Tiled splashbacks. Tiled flooring. Skimmed walls. Pendant ceiling light. UPVC double glazed obscure glazed window to front.

### Outside

The front is laid to mature hedges. Pathway to front door.

Off road parking to front for two vehicles. Detached single car garage. To the rear of the property is a patio laid terrace from the sunroom. Pedestrian side access. Mainly laid to AstroTurf. Raised bed and border with mature trees and shrubbery. Decked area to the rear. Fenced boundary to rear. Detached driveway with pedestrian access from rear garden.

### Garage

Detached single car garage. Concrete flooring. Beams and loft space for storage, Power and light. Side door and main garage door access.

### Services

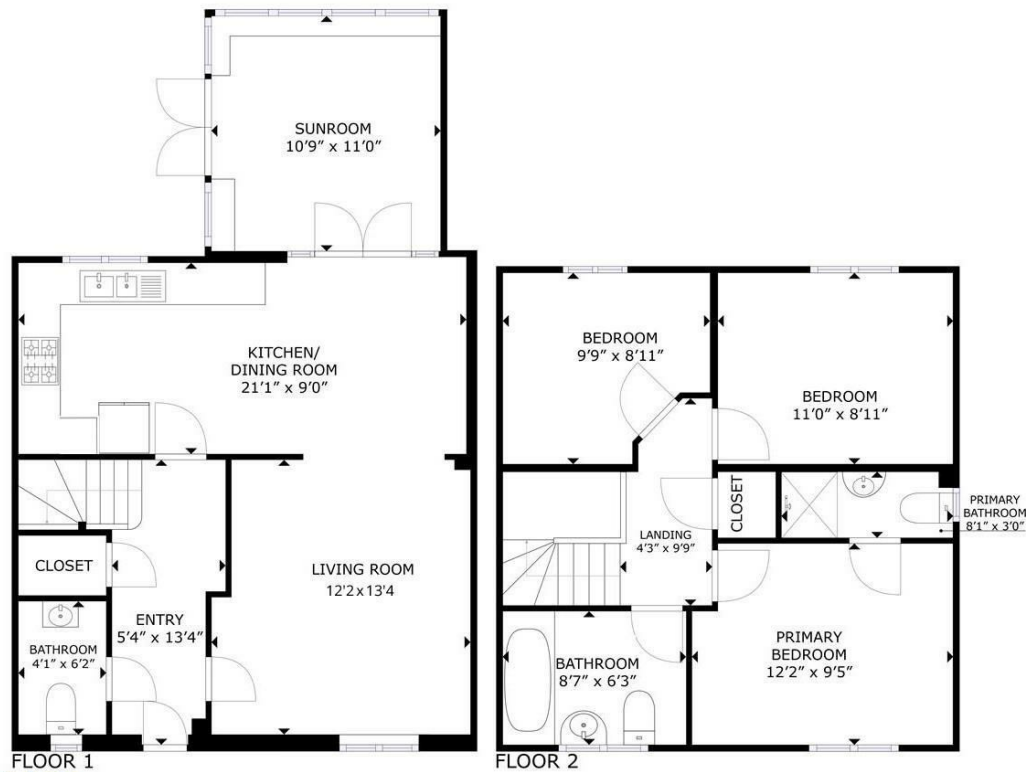
All mains services are connected to the property. Gas central heating via combination boiler, installed in 2023, located in the kitchen. There is an annual service charge of approx. £150 that covers maintenance of the estates communal areas, lighting and roads.

### Directions

From our office at 65 High Street Cowbridge turn left and proceed up Eastgate towards the traffic lights and turn left onto Aberthin Road. Travel through the villages of Aberthin, Ystradowen and Talygarn and turn left immediately after crossing the M4 bridge signposted Llanharry. As you come into Llanharry take your second right into Bryn Celyn. Number 6 is a few doors down your right hand side.







**HARRIS & BIRT**  
 CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1: 606 sq. ft. FLOOR 2: 471 sq. ft.  
 TOTAL: 1,077 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

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



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