



herbert r thomas

26 Bryn Meurig
Llanharry, CF72 9FY

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Asking price **£269,995**

Very well presented, newly built detached three bedroom family home benefiting from a recently landscaped enclosed rear garden, additional garage, all located within easy access to Pontyclun Village.

Viewing is a must

Very well presented, modern, newly built detached family home

NHBC warranty still in place

Large fully integrated kitchen/breakfast/dining room with access out to the rear garden

3 double bedrooms, 1 family bathroom and en-suite shower room to the main bedroom

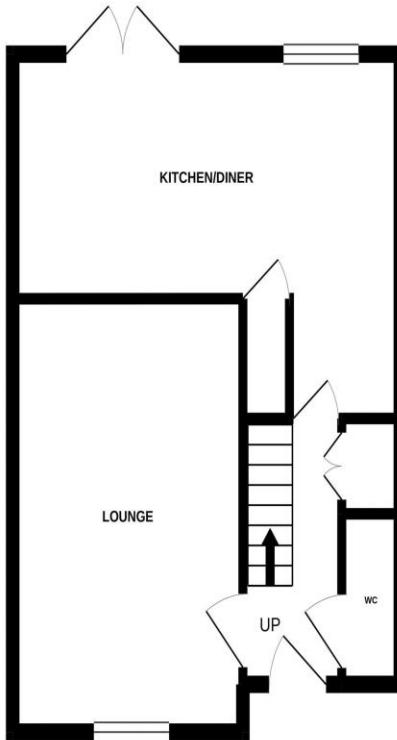
Easily connected to Pontyclun Village and major road and rail links



Very well presented, newly built detached three bedroom family home benefiting from a recently landscaped enclosed rear garden, additional garage, all located within easy access to Pontyclun Village.

Tiled canopy entrance with part glazed front door to ENTRANCE HALL (6'9" x 9'5"), ceiling light, wood effect floor, timber spindled stairs rising to first floor, double cloak cupboard and WC just off. WC (2'8" x 5'2"), tile effect floor, low-level modern WC, matching corner pedestal wash hand basin with tiled splashback and frosted window to front elevation. Open plan KITCHEN/ BREAKFAST/ DINING ROOM (15' x 21'2"), wood effect floor, gloss off-white wall and base mounted units, timber effect

GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



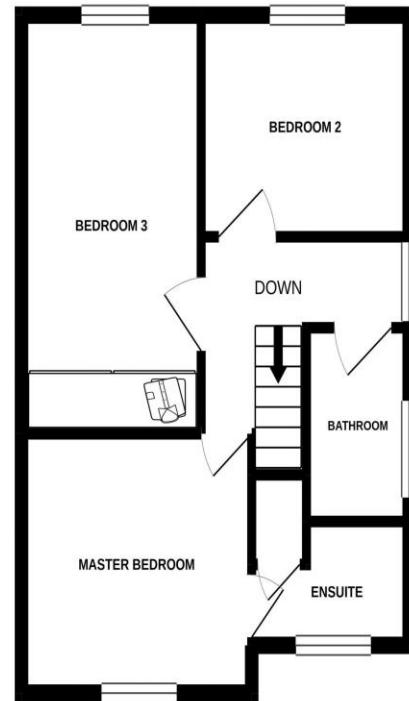
TOTAL FLOOR AREA: 757 sq.ft. (70.3 sq.m.) approx.

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.

roll top worksurfaces with matching breakfast bar, integrated 'CDA' oven, gas hob and extractor above, one and a half stainless steel sink, dishwasher and fridge freezer. Access to understairs cupboard/pantry, double glaze window overlooking back garden with additional set of French doors giving access outside. SITTING ROOM (11' x 17'5"), fully carpeted, central ceiling light, large glazed window overlooking front lawn.

First floor 'L' shaped LADING (12'5" max x 5'9" max), fully carpeted, central ceiling light, loft hatch and window to side elevation. BEDROOM 1 (12'3" x 11' 3"), fully carpeted, central ceiling light, large window overlooking the front.

1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



Door through to EN-SUITE SHOWER ROOM (9'5" x 5'2"), tile effect floor, central ceiling light, extractor fan, low-level WC matching pedestal wash hand basin, fully tiled glazed shower cubicle with electric fed shower and additional storage cupboard housing an 'Ideal Logic' combi boiler. BEDROOM 2 (14'5" x 8'3"), fully carpeted, central ceiling light and double glazed window to that garden. BEDROOM 3 (12'6" x 8'3"), fully carpeted, central ceiling light and large window overlooking back garden. FAMILY BATHROOM (7'1" x 6'2"), tile effect floor, three-piece suite consisting of low-level WC, pedestal wash hand basin, and separate bath with half tiled surround, ceiling light, extractor fan and frosted window to side elevation.

A pretty front lawn and pathway steps up to the front door with double tarmac side drive leading to GARAGE (18'3" x 9'6"). Gated access to a recently landscaped rear garden comprising of large flagstone patio area, artificial grass lawn and steps rising to a spacious decked area with sunken hot tub to remain.





Directions

From our Cowbridge office, travel East along the high street. At the traffic lights turn left and continue through the villages of Aberthin, Ystradown and Talygarn. Turn left immediately after crossing the M4 bridge onto Llanharry Road. After about half a mile, turn left onto Stryd Silurian, the second left onto Bryn Meurig. Take the first left where no.26 will be the second house on your left hand side overlooking the play park and open green space.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band E
EPC Rating B



Property type
Detached house

Total floor area
104 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can need guidance for letting properties on the regulations and exemptions at www.gov.uk/government/microsites/letting-energy-efficiency.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A. See how to improve this property's energy performance.

Viewing strictly by appointment through Herbert R Thomas

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