



hrt
herbert r thomas
hrt.uk.com

27 Bryn Meurig
Llanharry, Mid Glamorgan,
CF72 9FY

27 Bryn Meurig

Asking price **£349,995**

An exceptionally presented, newly built detached four double bedroom family home benefiting from a professionally landscaped enclosed rear garden, additional garage, very well located a short distance from open green space, Pontyclun village, schools and transport links.

Early viewing is recommended

Exceptionally presented throughout

Accommodation comprises a Front Hall, WC, living room, sitting/playroom, kitchen/diner, utility, 4 double bedrooms, family bathroom and en-suite shower room

Professionally landscaped enclosed rear garden, attractive shrub lined frontage with side driveway and detached single garage

Well situated on a corner plot

A short distance from open green space, Pontyclun Village, schools and transport links





An exceptionally presented, newly built detached four double bedroom family home benefiting from a professionally landscaped enclosed rear garden, additional garage, very well located a short distance from open green space, Pontyclun village, schools and transport links.

Tiled pitch roof front veranda leads to composite front door. ENTRANCE HALL, (7' x 10'3"), timber effect floor, pendant ceiling light, half turn timber spindle stairs rising to first floor with a generous storage cupboard underneath and separate WC just off, (4'9" x 3'4"), timber effect floor continues, low-level WC, pedestal wash hand basin, pendant ceiling light, high-level fuse board and frosted window to front elevation. FRONT SITTING ROOM/PLAYROOM, (11'2" x 8'8"), fitted carpet, central pendant ceiling lights and large window to front overlooking the communal playing fields and play zone. LIVING ROOM, (15'4" x 10'9"), fully carpeted, central pendant ceiling lights and a set of glazed French doors leading out to the landscaped rear garden. KITCHEN/DINER, (12'7" x 11'4"), timber effect floor, gloss off-white wall and base mounted units with composite timber effect roll top work surfaces, inset 1 1/2 stainless

steel sink and drainer, integrated CDA oven and grill, matching 4 ring gas hob with extractor above, dishwasher and fridge /freezer, large window overlooking the back garden and part glazed lockable side door giving access to the driveway. Opening through to UTILITY ROOM, (4'5" x 6'7"), flooring continues, pendant ceiling lights and separate fitted extractor, the same base units and worksurface as kitchen with provision for plain white goods and inset stainless steel sink and drainer with open shelving above and window to side.

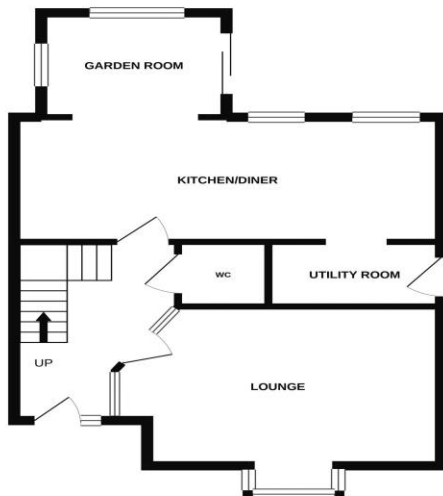
First floor LANDING, (12'9" x 3'3"), fully carpeted, pendant ceiling lights with timber balustrade and boiler cupboard housing the logic ideal Combi boiler with storage space below. BEDROOM 1, (10'1" x 11'8"), fully carpeted, pendant ceiling light, large window with elevated views over the landscaped walled rear garden and door through to EN-SUITE SHOWER ROOM, (5'8" x 5'), timber effect converse floor, three piece suite comprising of a pedestal wash hand basin, matching low-level WC and fully tiled shower enclosure with electric fed shower and frosted window to side elevation. BEDROOM 2, (10'1" x 9'7"), fitted carpet, central ceiling light and window with elevated views to the

front. BEDROOM 3, (11'2" x 8'9"), fitted carpet, pendant ceiling lights, large window to front with views to open play area and green space. BEDROOM 4/DRESSING ROOM, (10'2" x 8' 7"), fully carpeted, central ceiling light, attic hatch and window overlooking the back garden.

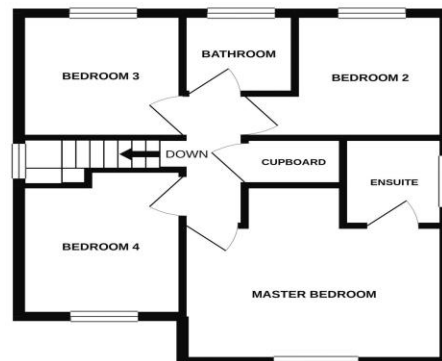
A beautifully maintained slip line shrub bed to the front sweeps around the side and leads up to the front door. A large tarmac side drive leads onwards to detached SINGLE GARAGE, (18'9" x 9'4"), manually operated up and over door, level concrete floor, rafter storage, power and lighting.

Fully enclosed rear garden laid with egyptian sandstone terrace with built-in composite bench raised flower beds finished with slate stepping down to lower paved seating area with solid timber pergola, artificial laid lawn with pretty water feature, integrated barbecue with storage cupboards below, planted raised bed borders onwards to raise converses in close deck area. The garden also benefits from electric power points, water and exterior lighting.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.
Made with Metropix ©2021





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 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.27 will be the first 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

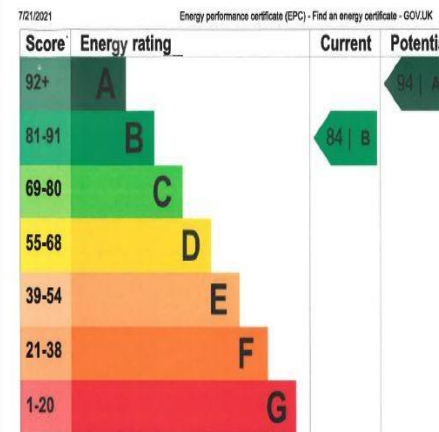
Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

