



9, Bryn Celyn  
Pontyclun, CF72 9ZG

Watts  
& Morgan







# 9, Bryn Celyn

Llanharry, Pontyclun CF72 9ZG

## £300,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An immaculately presented and well-proportioned family home nestled in the popular Bryn Celyn development in Llanharry. Accommodation over 1000 sq ft .This beautifully presented property comprises of entrance hall, lounge, kitchen/dining room, WC/cloakroom. First floor landing, main bedroom with contemporary ensuite shower room, two further good size bedrooms and family bathroom. Externally the benefits from a single garage with electric door, driveway to the side with off-road parking for up to two vehicles and a landscaped south facing garden. EPC Rating "C"

### Directions

\* Cardiff City Centre - 14.0 Miles \* Cowbridge - 4.5 Miles \*  
Bridgend - 9.0 Miles \* J35 of the M4 - 5.5 Miles

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## Summary of Accommodation

### SITUATION

Llanharry is a popular village offering a basic range of shopping facilities and a public house. The local primary school is a 'feeder' for the highly regarded Y Pant school in nearby Pontyclun. It also home to Ysgol Llanhari, a Welsh language school for all ages. Pontyclun offers the added benefit of further shops and a railway station. The Market Town of Cowbridge, some 5½ miles to the south, offers an excellent range of quality shops, restaurants and public houses, a leisure centre, various sporting clubs and well regarded schools.

### GROUND FLOOR

The welcoming hallway has been laid with tasteful laminate flooring and has a carpeted staircase to the first floor landing with useful under-stairs storage cupboard, and leads into a modern 2-piece cloakroom. The downstairs WC/cloakroom has been fitted with a dual flush WC and wash-hand basin.

The living room is a generous size reception room with continuation of the laminate flooring and benefits from patio doors with adjacent panels opening out onto the southerly facing garden and a further window to the front elevation.

The kitchen/dining room is a great sized room with plenty of space for a dining table with a feature panelled wall and a by window to the side. The kitchen has been fitted with a range of coordinating high gloss wall and base units and complementary work surfaces over with tiled splashbacks, tiled flooring, recessed spotlighting and dual aspect windows to the front and side. Integral appliances to remain include 4-ring 'Neff' gas hob with extractor hood over, eye-level 'Bosch' oven/ grill, integrated fridge / freezer, dishwasher and 1 1/4 bowl sink with drainer. There is space provided for a freestanding washing machine and one cupboard houses the Gas boiler.

### FIRST FLOOR

To the first floor landing is a useful large airing cupboard offering shelving for laundry and a loft hatch provides access to the loft space.

Bedroom one is a superb sized main bedroom with carpeted flooring and windows overlooking the garden. Leading into a recently modernised ensuite shower room fitted with a double walk-in shower with a thermostatic shower and free-hand shower head, WC and wash-hand basin. Further features include vinyl flooring, partly tiled walls and a window to the front.

Bedroom two is a further double bedroom with dual aspect windows to the front and side and carpeted flooring.

Bedroom three is a great size third bedroom, carpeted flooring and window to the side.

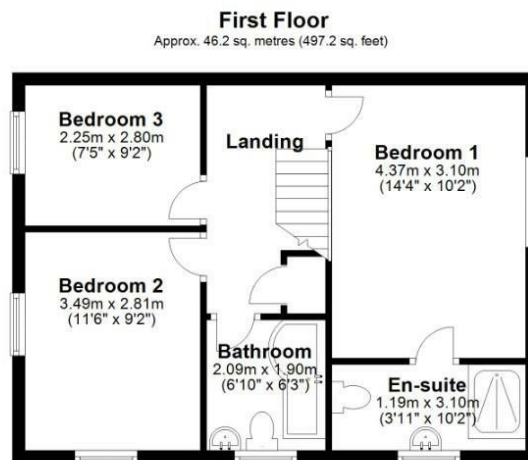
The family bathroom has been fitted with a 3-piece suite comprising of a panelled bath with free-hand overhead shower, WC and wash-hand basin. Tiled flooring, partly tiled walls, recessed spotlighting and window to the front.

### GARDENS AND GROUNDS

No.9 is approached off Bryn Celyn, to the side of the property is a single garage with power supply and remote control electric door fitted, driveway in front of garage with off-road parking for up to two vehicles. The south facing garden garden has been landscaped with a generous patio area perfect for outdoor furniture, whilst the remainder is laid with lawn with built up borders with a range of colourful shrubs and flowers. There is a gate providing access out to the front of the property.

### SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "C". Council Tax "E". Estate Management Fees apply.

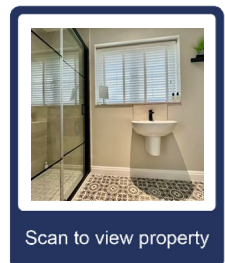


Total area: approx. 108.4 sq. metres (1166.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		90
(81-91) <b>B</b>	79	
(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	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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