

HUNTERS®

HERE TO GET *you* THERE



Parc Bryn Derwen

Llanharan, Pontyclun, CF72 9TW

£360,000



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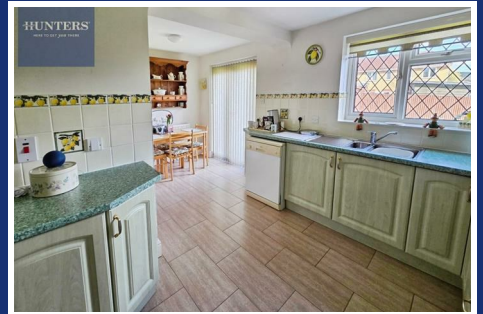
Council Tax: E



99 Parc Bryn Derwen

Llanharan, Pontyclun, CF72 9TW

£360,000



Hallway

with laminate flooring, skimmed walls and textured ceilings with central lighting, stairs to first floor, radiator, doors to;

Cloakroom

off hallway with laminate flooring, skimmed / tiled walls and textured ceilings with central lighting, radiator, wc and hand wash basin built into vanity, window to front.

Lounge

18'1"x 11'1" (5.51m x 3.38m)

with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, marble fire surround with hearth and back panel with gas fire, window to front and side with French doors to dining.

Dining

11'11" x 9'2" (3.63m x 2.79m)

with carpets, skimmed walls and ceilings which are coved with central lighting, radiator, French doors to garden, door to kitchen.

Kitchen Breakfast Room

16'6" x 11'9" (at widest) (5.03m x 3.58m (at widest))

White ceramic tiles on floor, skimmed / tiled walls & textured ceilings, central light fittings, radiator, selection of base and wall units in light green with granite effect worktops and tiled backsplash, sink and drainer with mixer tap, built in electric microwave & oven, gas hob and extractor hood, window and French doors to rear garden, door to utility.

Utility

7'4" x 7'3" (2.24m x 2.21m)

with tiled flooring, skimmed / tiled walls and textured ceilings with central lighting, granite effect worktops, integral sink and plumbing for washing machine, wall mounted boiler, window to side, door into garage.

Landing

with carpets, skimmed walls and textured ceilings, central light fitting, attic access, wood balustrade with spindles on staircase, airing cupboard, doors to:

Master Bedroom

11'3" x 11'1" (3.43m x 3.38m)

With carpets, skimmed walls and textured ceiling which is coved, central light fittings, radiator, window to rear views, door to ensuite.

Ensuite

7'9" x 5'6" (2.36m x 1.68m)

fitted as wetroom with non slip flooring and tiled / skimmed walls, textured ceilings with central lighting, 2 piece suite with wc and hand wash basin, separate shower cubicle with waist high screens and electric shower, chrome towel radiator, window to rear.

Bedroom 2

10'9" x 9'11" (3.28m x 3.02m)

With carpets, skimmed walls and textured ceiling, central light fittings, radiator, window to front views.

Bedroom 3

8'2" x 6'5" (2.49m x 1.96m)

With carpets, skimmed walls and textured ceiling, central light fittings, radiator, window to rear views.

Bedroom 4

7'6" x 7'4" (2.29m x 2.24m)

With carpets, skimmed walls and textured ceiling, central light fittings, radiator, window to front views.

Bathroom

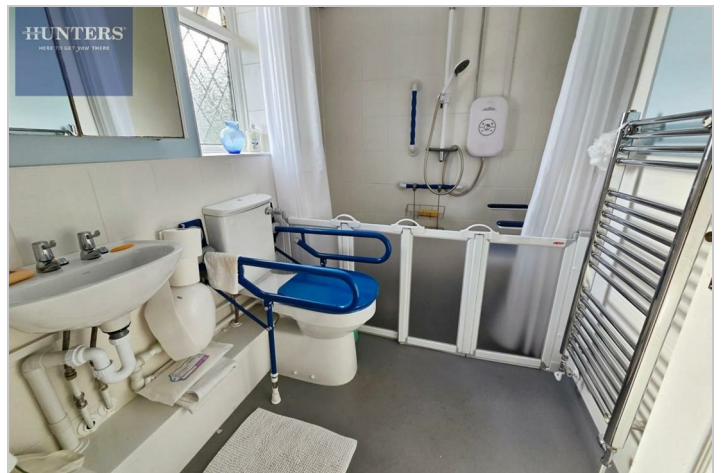
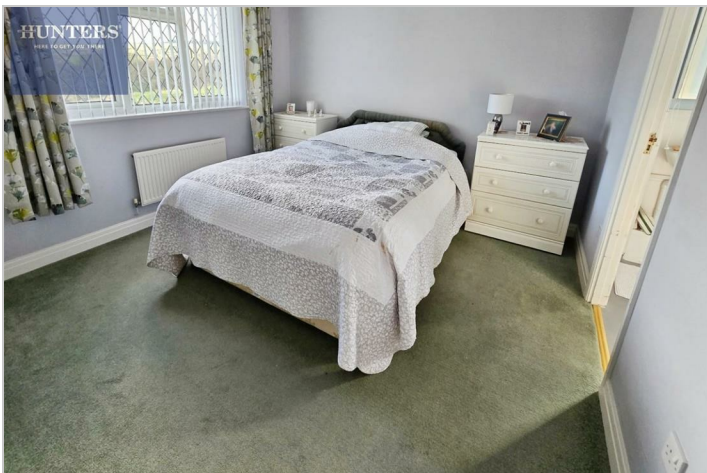
7'8" x 5'7" (2.34m x 1.70m)

Tiled flooring and walls, textured ceiling with central light fitting, 3 piece white suite hand basin basin, wc and bath with mixer shower and glass screen, radiator.

Gardens

Front garden with driveway for several vehicles, lawn to front with some decorative chippings, single garage with up and over front door and rear access from utility with power and lighting.

Enclosed rear gardens with patio against rear of property, central lawn with a rear gated access to main road, side access to two sides. Shed to remain.



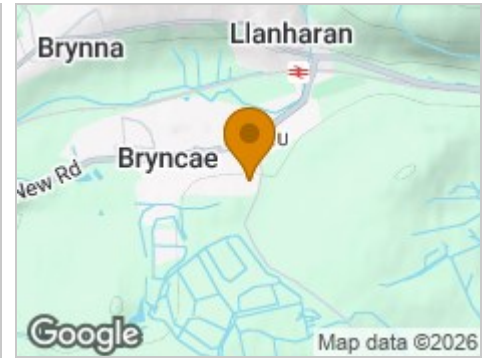
Road Map



Hybrid Map



Terrain Map



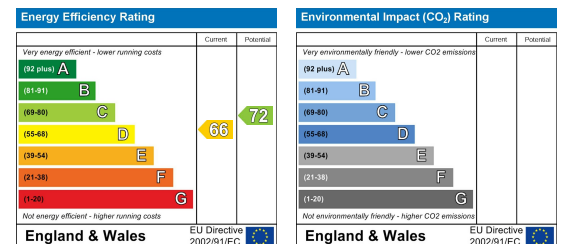
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.