

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

HUNTERS<sup>®</sup>  
HERE TO GET *you* THERE



## Maywood

Pontyclun, CF72 9PZ

£400,000



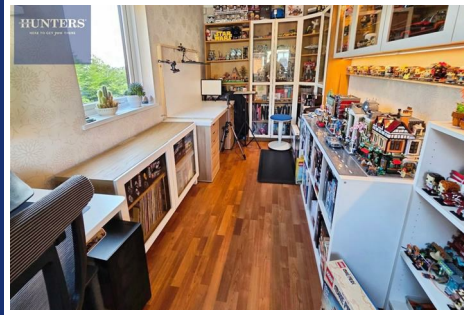
Council Tax: E



# 10 Maywood

Pontyclun, CF72 9PZ

£400,000



## General

Brynna is a small village situated between Pencoed and Llanharan in the county of Rhondda Cynon Taff.

Close to the M4 motorway as well as both Pencoed and Llanharan railway stations, offering excellent transport links to East and West and the capital.

With excellent local primary school, local grocery shops and pubs, a short drive to the East is the town of Llantrisant which boasts supermarkets & shopping, leisure facilities, restaurants, pubs, main bus station and many other amenities.

## Living Room

12'8" x 10'9" (3.86m x 3.28m)

## Dining Room

12'9" x 10'9" (3.89m x 3.28m)

## Reception

15'9" x 7'7" (4.80m x 2.31m)

## Kitchen breakfast room

18'00" x 9'5" (5.49m x 2.87m)

## Utility

10'11" x 7'7" (3.33m x 2.31m)

## Conservatory

10'10" x 10'1" (3.30m x 3.07m)

## Master Bedroom

12'9" x 11'9" (3.89m x 3.58m)

## Ensuite

6'6" x 4'4" (1.98m x 1.32m)

## Bedroom 2

12'00" x 12'3" (at widest) (3.66m x 3.73m (at widest))

## Bedroom 3

8'11" x 7'2" (2.72m x 2.18m)

## Bedroom 4

8'11" x 6'2" (2.72m x 1.88m)

## Bathroom

## Gardens

A tiered rear garden with a patio terrace against the rear of the property and side access to both sides, steps down to lower chipped area with some raised vegetable beds.

Front open garden with detached garage larger than average and driveway for 2 to 3 cars.



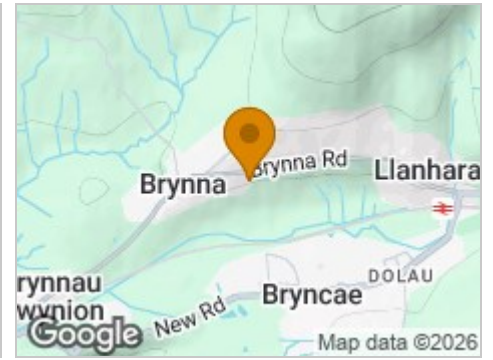
## Road Map



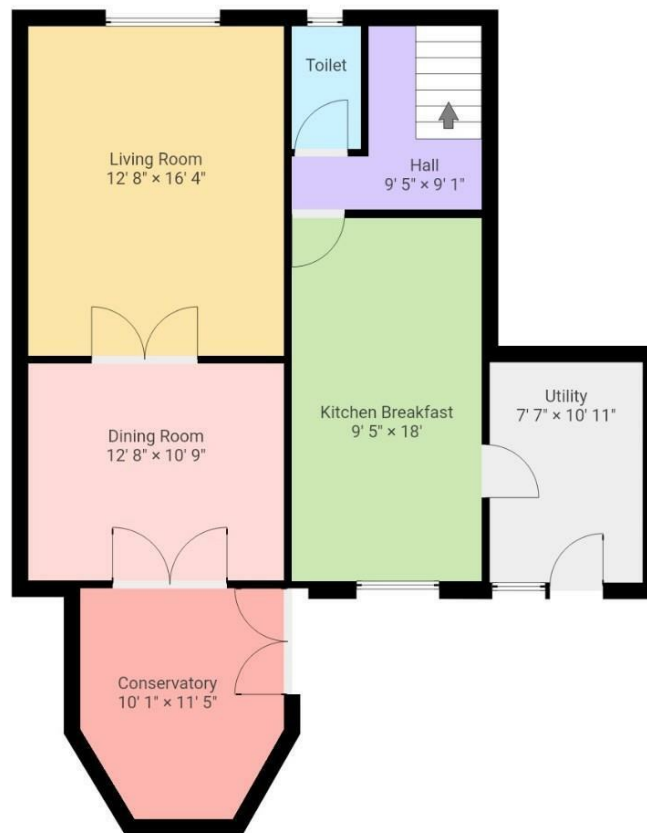
## Hybrid Map



## Terrain Map



## Floor Plan

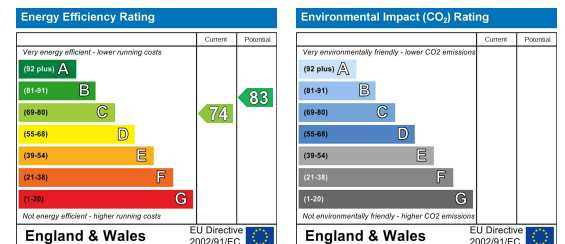


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

## 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.