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CELEBRATING 100 YEARS
100
1926-2026

32 Bryn Meurig, Llanharry

Pontyclun

£429,999

32 Bryn Meurig

Immaculate five double bedroom detached home with landscaped garden, luxury kitchen, versatile living spaces, en suite, driveway parking and excellent access to schools, village and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Immaculately presented five double bedroom detached family home
- Premium solid wood Sigma 3 kitchen
- Spacious open-plan kitchen, dining, family room
- Stylish lounge featuring a contemporary media wall and feature fireplace
- Principal bedroom with fitted wardrobes and luxurious en-suite
- Elegant hallway and cloakroom with decorative wall panelling
- Beautifully landscaped rear garden with outdoor kitchen, entertaining areas and selection of fruit trees
- Convenient location close to Pontyclun village, reputable schools, green spaces and excellent transport links

An immaculately presented and thoughtfully reconfigured five double bedroom detached family home, offering stylish and versatile accommodation perfectly suited to modern family living.

Occupying a generous plot with a beautifully landscaped rear garden, this exceptional home is ideally positioned within easy reach of Pontyclun village, highly regarded schools, open green spaces and excellent transport links. Finished to a high standard throughout, the property combines contemporary design, high-quality fixtures and spacious living areas, creating a superb family home ready to move straight into.

The accommodation has a welcoming entrance HALLWAY featuring elegant wall panelling and porcelain tiled flooring. A stylish CLOAKROOM with feature panelled wall sits just off the hallway. To the front of the property is a beautifully decorated LOUNGE centred around a contemporary media wall and feature fireplace, creating a warm and inviting space to relax. Double doors lead through to a versatile PLAYROOM/FIFTH BEDROOM, ideal as a guest room, home office or additional reception space.

The impressive open-plan KITCHEN/DINING/FAMILY ROOM. Fitted with a premium solid wood Sigma 3 kitchen, the space benefits from extensive cabinetry, wood-effect worktops, a central island with breakfast bar, integrated wine fridge, ceramic sink, boiling water tap and a five-ring glass gas hob. French doors open directly onto the rear garden, allowing the indoor and outdoor spaces to flow seamlessly. A generous PANTRY and separate UTILITY ROOM provide additional storage and practicality.

To the first floor are four further double bedrooms, all presented to an excellent decorative standard. The PRINCIPAL BEDROOM benefits from fitted wardrobes and a spacious EN-SUITE SHOWER ROOM finished with attractive stone-effect tiling. BEDROOMS TWO and THREE have been recently redecorated, while BEDROOM FOUR currently serves as a dressing room with fitted wardrobes. A contemporary FAMILY BATHROOM completes the first-floor accommodation.

Externally, the property enjoys a DOUBLE-WIDTH DRIVEWAY providing ample off-road parking. The enclosed rear garden has been thoughtfully landscaped to create a wonderful space for both entertaining and family enjoyment, featuring a large Indian sandstone patio, OUTDOOR KITCHEN, lawn, play area and an extensive variety of mature fruit trees alongside established planting and borders.

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.32 will be on your left hand side.

what3words: primary.sprouting.jigsaw

GROUND FLOOR

1ST FLOOR

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