

# 2 bedroom semi-detached house for sale, Heol Celynnen, Llanharry, Pontyclun CF72



Location **Wales, South Glamorgan**  
<https://www.freedasz.co.uk/x-160679-z>

\*\*\*IDEAL FIRST TIME BUY OR INVESTMENT\*\*\* Rybec homes of Pontyclun are proud to offer to the market this very well presented two bedroom semi detached property located in the highly desirable location of Elms Farm in Llanharry. Offering generous and versatile internal accommodation that is presented to a very good standard throughout as well as having a very spacious rear garden and off road parking to the front. The internal accommodation in brief comprises of: entrance hallway, lounge, kitchen/diner, two bedrooms and family bathroom. To the front there is off road parking and to the rear a very spacious garden. Be quick to get a viewing on this amazing property before its gone!!! Entrance Hallway Entered from the front via a double glazed door, tile flooring, under stair storage cupboard, doors to kitchen and lounge. Lounge 5.79m x 3.81m (19' x 12'6") A light and airy reception room with ample room for a dining table and sofas, wooden effect laminate flooring double glazed window to rear garden, radiator, power points, t.v point, newly fitted double glazed patio doors to rear patio, stairs to first floor. Kitchen 2.59m x 2.29m (8'6 x 7'6") A fitted kitchen comprising multiple wall and base units with work surfaces over, asterite sink and drainer, space and plumbing for washing machine, fitted fridge and freezer, integrated four burner gas hob with electric oven below and cooker hood over, tile splashbacks, tile flooring, double glazed window to front. First Floor Landing Fitted carpets, airing cupboard housing gas combination boiler, double glazed window to the front elevation, doors to all first floor rooms. Bedroom One 3.45m x 2.82m (11'4 x 9'3") Fitted carpets, double glazed window to rear elevation, fitted carpets, power points. Bedroom Two 2.82m x 2.49m (9'3 x 8'2") Double glazed window to rear elevation, fitted carpets, power points, radiator. Bathroom A modern bathroom with a three piece suite comprising panel bath chrome mixer taps with shower attachment over, low level W.C, pedestal wash hand basin, radiator, double glazed obscure window to front elevation. Garden A much larger than average rear garden comprising mainly of lawn with sun deck area, further patio extends the width of the house and around the side providing side access and a space for a garden shed. Front Garden the front garden comprises an area of stone chippings with pathway to the front door, driveway for multiple.

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