



hrt
herbert r thomas

18 Bryn Celyn, Llanharry

Pontyclun

Guide Price £465,000

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Llanharry, Pontyclun

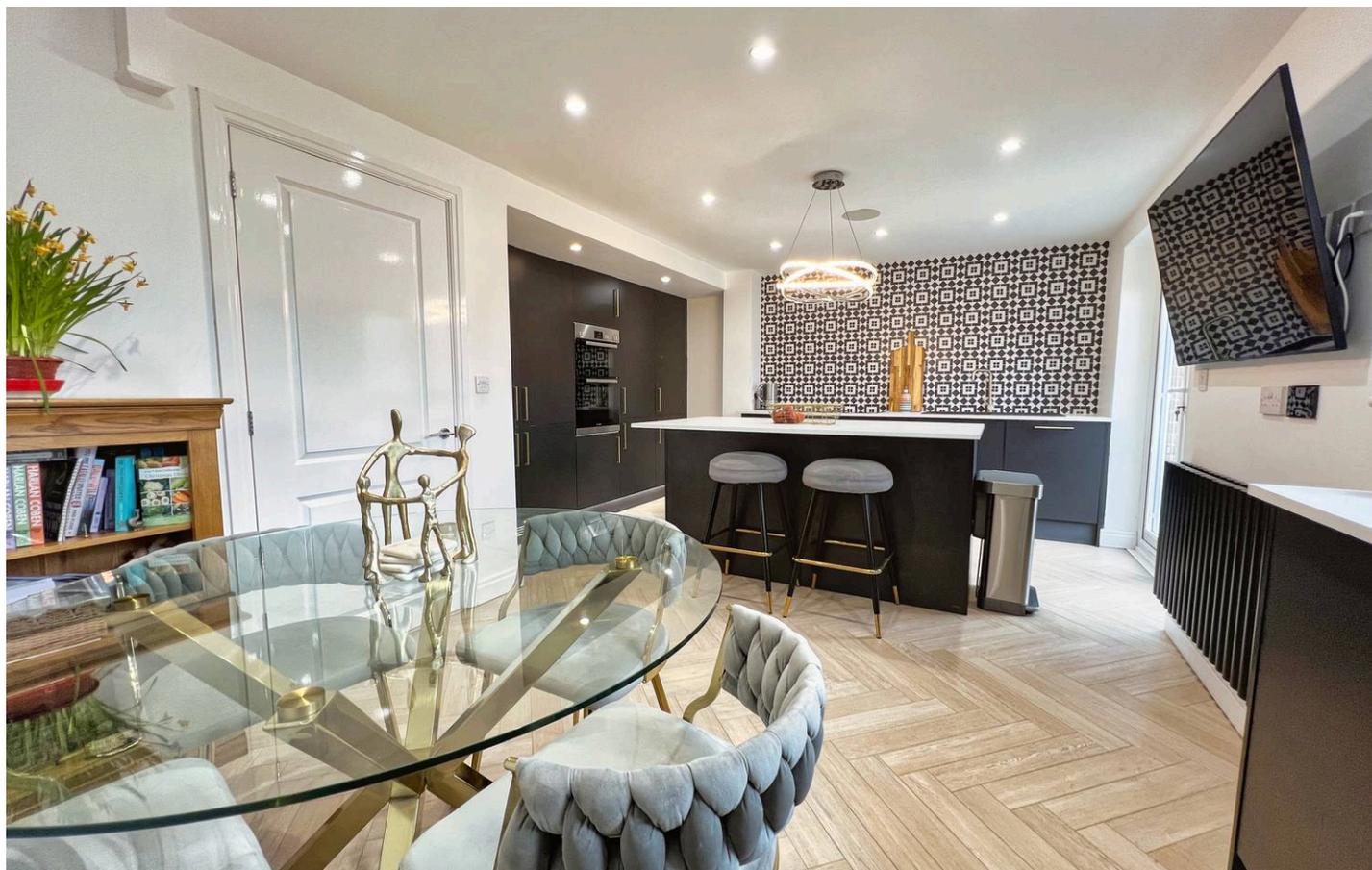
Impressive five-bedroom, two-bathroom detached home with modern design, open plan kitchen, landscaped garden, driveway parking, home office, and tranquil countryside views.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This impressive five-bedroom, two-bathroom detached house offers contemporary living across a thoughtfully designed two-story layout. The property welcomes you with a striking modern exterior and spacious driveway for convenient off-road parking. Inside, the ground floor boasts a seamless flow with elegant herringbone wood flooring throughout key living spaces, including a stylish entrance hallway with practical under-stair storage and a bright, spacious living room featuring modern wall panelling, a large flat-screen TV, and abundant natural light. The open plan kitchen and dining area is a true centrepiece, featuring sleek dark cabinetry, a kitchen island with integrated appliances and seating, and a striking patterned backsplash. French doors and large glass panels provide direct access to the beautifully landscaped garden, creating an effortless indoor-outdoor lifestyle.

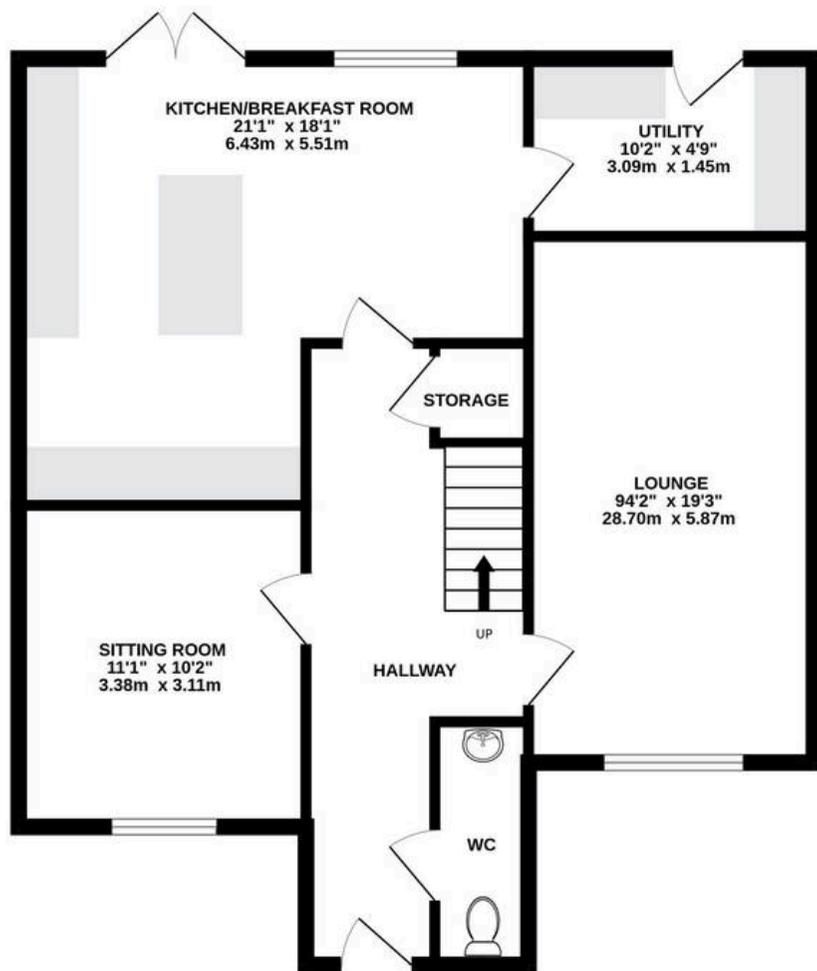
The accommodation further includes a plush living area with a cosy grey sofa, contemporary lighting, and a large window that floods the space with light. The generously sized bedrooms offer neutral or elegant decor, ample natural light, built-in storage, and finishing touches such as plush carpets and a modern chandelier. A dedicated dressing room with mirrored wardrobes and a bright home office with scenic countryside views provide both luxury and practicality. The bathrooms are finished to a high standard, with modern fixtures, a sleek walk-in shower, stylish tiling, and a bath with integrated shower, all benefiting from natural light. A well-appointed utility room with integrated appliances, ample storage, and herringbone flooring adds further convenience.

Additional highlights include an expansive, landscaped rear garden framed by mature trees, a spacious patio with outdoor seating, and a charming garden shed for extra storage or hobbies. The garden's layout, decorative stonework, and seamless connection to the house through French doors make it perfect for entertaining, family gatherings, or quiet relaxation. The property's tranquil rural setting offers scenic countryside views and a peaceful retreat from urban life, ideal for nature lovers. Every room benefits from thoughtful details such as modern lighting fixtures, stylish cabinetry, and ample storage solutions, ensuring comfort and functionality throughout. This home truly combines sophisticated modern design with practical family living in a serene setting, making it an exceptional opportunity for discerning buyers seeking space, style, and comfort.

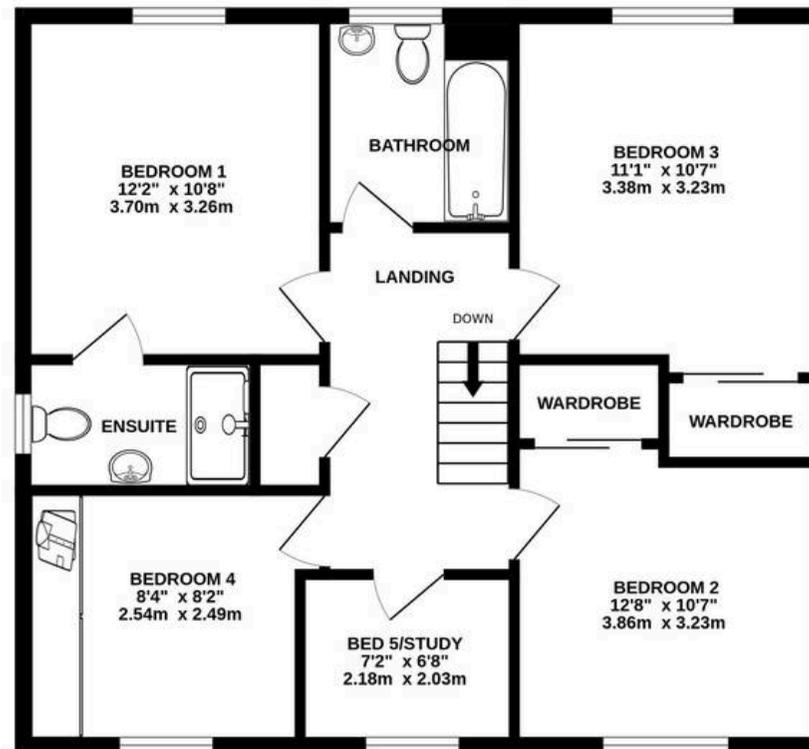




GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



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