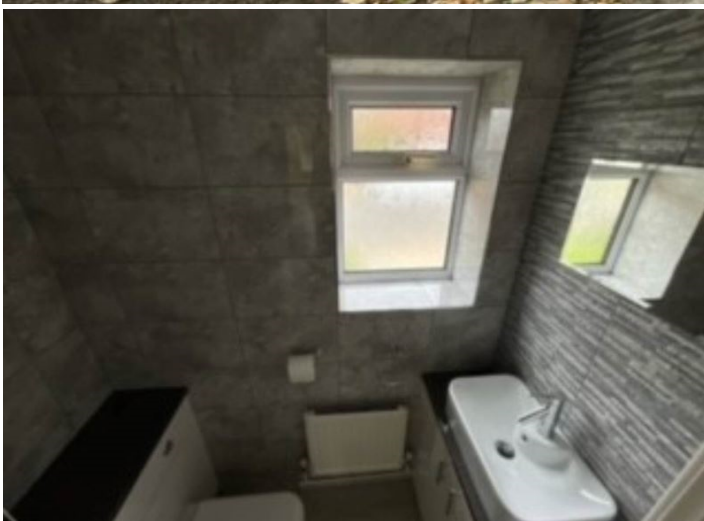




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## The Hollies

, Brynsadler, Pontyclun, CF72 9BB

Peter Morgan Property Group (Talbot Green) 38 Talbot Road Talbot Green CF72 8AF

[lettings@petermorgan.net](mailto:lettings@petermorgan.net)  
01639 798200

**Rental £1,400 Monthly**  
**4 Bedroom Detached House**  
**Available Now**

### Opening Times

Mon Closed  
Tue Closed  
Wed Closed  
Thurs Closed

Viewing Arrangements - Strictly by appointment with Peter Morgan Lettings Agents. Please telephone 01639 798200 or email [lettings@petermorgan.net](mailto:lettings@petermorgan.net).

\* Unfurnished

\*

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## Situation

Peter Morgan Property Group is pleased to present this beautiful 4 bed detached house in the lovely area of Brynsadler, Pontyclun.

This property is in a prime location, offering close commuting links to the M4 Corridor, and great public transport links via bus routes locally and Pontyclun Train Station.

Additionally, this property is a short drives away from Talbot Green Retail Park, close links to schools and local walking trails.

Peter Morgan Property Group is pleased to present this beautiful 4 bed detached house in the lovely area of Brynsadler, Pontyclun.

This property is in a prime location, offering close commuting links to the M4 Corridor, and great public transport links via bus routes locally and Pontyclun Train Station.

Additionally, this property is a short drives away from Talbot Green Retail Park, close links to schools and local walking trails.

The property is a lovely 4 Bed Detached House, with an attached garage included.

Inside opens to a spacious modern living room, with plenty of natural light throughout, leading to the open plan kitchen dining room, with French patio doors leading to the rear garden. Downstairs also has a WC Cloakroom.

Upstairs comprises of 4 bedrooms.

The master bedroom is a spacious double room, fitted with an ensuite with a 3 piece suite with a free standing shower.

Bedroom 2 is another double bedroom facing the front of the property.

Bedroom 3 is a small double bedroom with velux windows and storage available.

There is also an additional box bedroom – can be used as an office, storage or small bedroom.

Upstairs also includes a family 3-piece suite with a bath and overhead shower.

Further benefits to this property include a lovely front and rear garden, gas central heating and modern interior throughout.

Please note, this property does not accept pets.

## Accommodation

All measurements are approximate.

### Disclaimer:

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the owner, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the let of this property shall be carried out through us. An insurance contract may be required.


Property Ref: inst-2431

## Directions

## Further Information

The deposit required is £1,619

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

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