



Oakmead Road, Pontyclun, CF72 9FB

Price **£699,950**

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

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Situated on one of the biggest plots on site of circa 0.5 acres of grounds, this bespoke, chalet style, detached, six bedroom home encompasses open plan family life beautifully, with large reception rooms flowing into one another seamlessly, as well as four double bedrooms, en suite master bedroom and wonderfully appointed family bathroom. It offers plenty of potential with an easily self contained annexe should a purchaser require. This particular plot was individually designed and is bespoke to the development, whilst also sits within the most spectacular, secluded gardens running down to the lakes below. The property boasts excellent scenic views due to it's elevation in Meiros Valley, Llanharan and is completely private to front and rear down it's own private lane, whilst still set within the heart of a thriving community.

Meiros Valley in itself is a development of Canadian style detached oak built dwellings in the rural part of the countryside, within close proximity to Llanharan. Built recently, their popularity has been unquestionable, mainly due to the countryside walks through the forest, landscaped gardens and beautiful lakes set within the grounds. The development is accessed via electric wrought iron gates that lead up past the lakes and communal public open space to the properties set into the hillside. The community carries out two annual events including summer festival and bonfire night extravaganza. The community being at the heart of all the work carried out here.



Accommodation

Ground Floor

Entrance Hall

Entered via double glazed wooden double doors. Open entrance hall with carpeted quarter staircase leading to first floor landing. Skimmed walls and ceiling. Fixed coving and brushed chrome LED spotlighting. Engineered oak flooring. Storage cupboard housing stacked washer/dryer.

Cloakroom

Modern recently refitted WC comprising low level dual flush hidden cistern WC and modern wash hand basin with chrome swan neck mixer tap set on a slate laid work surface. Intricate slate splashbacks. Wood effect porcelain tiled flooring and upstand. Oak fitted mantle. Wooden double glazed window to front.

Living Room

Wooden double glazed patio doors leading out onto terrace and offering plenty of natural light. Dual aspect via double glazed window to rear elevation. Pointed stone chimney breast with inset multi-fuel burning stove in a graphite pallet. Range of oak built in shelving. Desk space and storage. Skimmed walls and ceiling. Brushed chrome LED spotlighting. Engineered oak flooring to match entrance hall. Bi-folding Constantine wooden doors open through into;

Kitchen/Dining/Family Room

modern fitted kitchen in a shaker style comprising range of fitted wall and base units with sleek graphite handles with granite work surfaces. Inset china Belfast sink with grooved drainer and chrome swan neck mixer tap. Features include Beko range cooker with electric induction five ring hob and warming plate. underset double oven and warming trays with overhead stainless steel chimney extractor. Integrated dishwasher with decor panel. Freestanding island with inset electric. Useful as breakfast bar. Open plan through to dining area. Wooden double glazed patio doors opening out onto rear terrace. Skimmed walls and ceiling with granite upstands. Polished chrome LED spotlighting and two downlighters. Matching engineered oak flooring. Plenty of space for dining table and chairs. Floating shelving and corner shelves offer plenty of storage.

Sitting Room

Currently in use as gym but an adaptable space. Wooden double glazed window to front elevation offering pretty views across the valley. Skimmed and timber clad walls. Coved and skimmed ceiling. Matching engineered flooring.

Utility Room

Modern shaker style units in white with mottle effect work surfaces over with matching upstands. Stainless steel sink and drainer. Wooden double glazed window with wooden half glazed rear door. Skimmed walls and ceiling. Matching engineered oak flooring.

Sitting Room/Study

Wooden double glazed window to front elevation. Skimmed walls and ceiling. Wood effect flooring. Electric heater housed to wall.

Bedroom Six

Useful as guest accommodation. Wooden double glazed window to front. Skimmed walls and ceiling. Timber boarded flooring. Electric heater housed to wall.

Bathroom Three

Modern suite comprising oversized walk in shower cubicle with electric shower and shower head attachment. Pedestal wash hand basin with under vanitory unit with chrome mixer tap. Low level dual flush WC. Tiled splashbacks. Skimmed walls and ceiling. Wooden double glazed opaque window to rear elevation. Four door run of floor to ceiling range of fitted wardrobes/storage.

First Floor

Landing

Carpeted quarter turn staircase from entrance hall. Open landing with doors to all first floor rooms. Access to loft via hatch. Range of brushed chrome LED spotlighting. Two fitted storage cupboards.

Master Suite Bedroom One

Dual aspect via two wooden double glazed windows to front and side elevation. Skimmed walls and ceiling with brushed chrome LED spotlighting. Wood effect flooring. Radiator. Built in walk in wardrobe. Doorway to;

Master Suite Bathroom One

Suite in white comprising corner quadrant shower cubicle with Neptune electric shower and shower head attachment. Inset vanitory unit with low level hidden cistern WC. Inset wash hand basin with chrome mixer tap. Tiled walls and flooring. Wooden double glazed opaque window to rear. Inset chrome spotlighting. Radiator.

Suite Bedroom Two

Wooden double glazed window to front offering wonderful views and inset double glazed velux window to rear elevation. Skimmed walls and ceiling with inset ceiling spotlighting. Fitted carpet. Radiator. Doorway through into;

Walk-in Wardrobe

Skimmed walls and ceiling. Fitted carpet.

Bedroom Three

Wooden double glazed window to rear with countryside views. Skimmed walls and ceiling. Inset brushed chrome LD spotlighting. Fitted carpet. Radiator.

Bedroom Four

Wooden double glazed window to front. Skimmed walls and ceiling. Fitted carpet. Radiator. Doorway through into;

Dressing Room

Adaptable space. Wooden double glazed velux window set into eaves. Skimmed walls and ceiling. Fitted carpet. Radiator. This suite could be perfect as childrens room/study.

Bedroom Five

Currently in use as dressing room. Wooden double glazed window to front. Skimmed walls and ceiling. Fitted carpet. Radiator.

Bathroom Two

Suite comprising roll top bath with brass clawed feet and brass mixer tap and shower head fitment. Corner quadrant shower cubicle with integrated shower and shower head attachment behind curved glass door. Inset wash hand basin to underset

vanitory unit with plenty of space for storage. Wooden double glazed opaque window to rear elevation. Tiled walls and flooring. Fitted radiator. Chrome LED spotlighting.

Outside

Detached Garage

Block built detached garage with timber garage. Set on concrete base. Plenty of space for storage with storage set into eaves. Composite up and over garage door.

Timber Log Store

Adjacent timber store with external cladding.

Gardens and Grounds

Set on a circa half acre plot, the tranquil surroundings offer an idyllic location. Turning into your own private driveway laid to crushed gravel through into an open forecourt with parking for numerous cars. A tiered bank mainly laid to lawn flows down to the lakes at the bottom of the development. Access through to the detached garage and log store. The property sits comfortably in its own parcel with access to both sides. Attractive rear garden set across two tiers laid to artificial and natural lawns. Flagstone laid patio terrace benefits from the evening sun and sheltered canopy for al fresco dining. Mature raised beds.

Services

Gas LPG central heating system with sunken tank to front garden, boiler housed in bathroom three. Mains electric, water and drainage. There is also a service circa of £100 per month that covers water rates in full, maintenance of all of Meiros Valley, electric gates maintenance and roads, plus lawn mowing and landscaping of communal public open spaces. As a purchaser you would be come a part owner and resident in Meiros Valley Ltd.

Directions

From Talbot Green, follow the A473 in a westerly direction heading towards Llanharan. On entering the village, turn right immediately by the 'Corner' public house into Talyfan Lane. Travel for about ¼ of a mile, continuing into Seymour Avenue and then bearing left again into Oakmead Road / Meiros Valley. On entering the site, bear left after the lake, take a left down a private driveway with a sign pointing to Number 2.

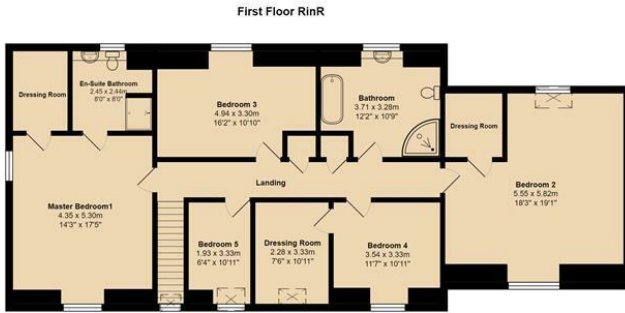
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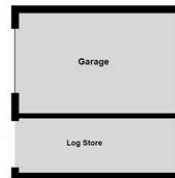
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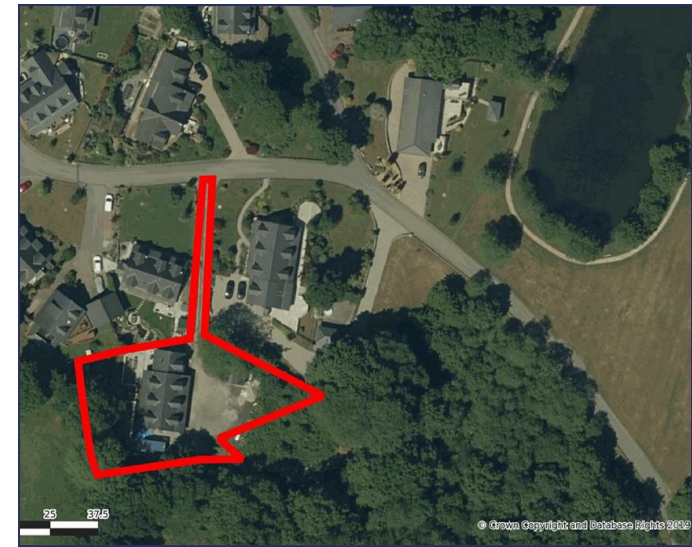




Total Area: 338.5 m² ... 3644 ft²



Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 59 | 64 |
| England & Wales | | EU Directive 2002/91/EC | |

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