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Chapelwood House
Chapel Road
Llanharan, Pontyclun, Mid
Glamorgan, CF72 9QB

Chapelwood House Chapel Road

Guide Price £525,000

Annex/ Business Potential A substantially built 6 bedroom detached family home offering versatile living space with generous driveway and enclosed South facing rear garden. All within easy reach of the local train station, school, shops and the amenities of Llanharan, Talbot Green and Pontyclun.

Very well presented substantial 6 bedroom family home

Flexible ground floor annexe accommodation, 1 bed, 1 shower room, dressing area and living/dining space

Accommodation set over two floors comprises of porch, entrance hall, 6 double bedrooms, 5 reception rooms, 4 bathrooms, kitchen/breakfast room and separate utility room

Generous front and side driveway and enclosed south facing rear garden

Well connected to the amenities of Llanharan with local schools, shops and trains station close by



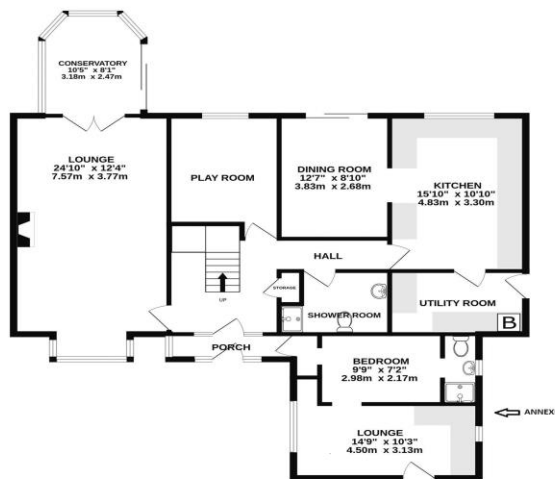


Annex/ Business Potential A substantially built 6 bedroom detached family home offering versatile living space with generous driveway and enclosed South facing rear garden. All within easy reach of the local train station, school, shops and the amenities of Llanharan, Talbot Green and Pontyclun. Part glazed UPVC door with windows both sides opening to the ENTERANCE PORCH (9'3"x3'3") wood affect floor, central ceiling light, internal glazed door to hall and separate lockable door opening to annex. INNER HALL (10'9"x8'10") fitted carpet, pendant ceiling light, Half turn spindle stairs rising to first floor with useful storage cupboard and fully tiled shower room just off (6'x 8'9") comprising of a three-piece suite with a pedestal wash hand basin, WC, electric shower enclosure with fitted spotlights and extractor to ceiling. SITTING ROOM(24'4"x12'4") fitted carpet, two pendant ceiling lights, bay window overlooking the front driveway, internal doors opening to sunroom and wall mounted electric feature fireplace. SUNROOM (10'10"x8'3") timber effect floor, pitched UPVC roof, sliding doors to South facing rear garden. PLAYROOM (12'6"x8'9") laminate floor, pendant ceiling light and a large window to the garden. KITCHEN (10'2"x 5'10") ceramic tiled floor, wall and base mounted units, composite

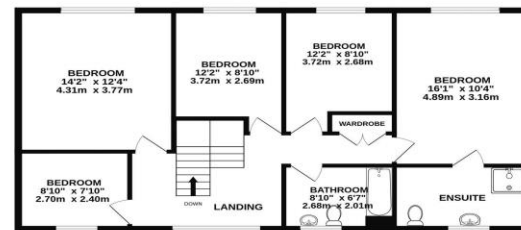
worksurface, 11/2 stainless steel sink with mixer tap over and large window to rear garden, dishwasher, large Range double oven, induction hob and extractor above, American style fridge/freezer to remain, freestanding wooden painted dresser with granite worktop to stay. Arch to DINING ROOM (8'9"x13'2") timber affect floor, pendant ceiling light, panelling to lower level walls (dado height) with UPVC sliding doors to the rear garden. UTILITY ROOM (6'x11'3") ceramic tiled floor, pendant ceiling light, wall and base mounted units, provision for white goods, additional stainless steel sink and frosted door to side with 'Baxi' wall mounted Combi boiler. Fully carpeted first floor LANDING (21'9" MAX x 21' MAX), two pendant ceiling lights, large double airing cupboard, attic hatch, window over stairwell with views to the driveway. BEDROOM ONE (16'3"x10'4") fully carpeted, pendant ceiling light, fitted wardrobes, and window with elevated views to the back. EN-SUITE SHOWER ROOM (5'10"x10'4") double shower enclosure, (fully tiled) low-level ceramic WC, pedestal wash hand basin, tiled floor and frosted window to rear. BEDROOM 2 (14'2"x12'6") fitted carpet, central ceiling light, a bank of sliding door wardrobe (to remain) window to rear elevation. BEDROOM 3 (12'4"x8'9") fitted carpet, central ceiling light with

window to rear. BEDROOM 4 (12'4"x8'9") fitted ceiling light, window to the back garden. BEDROOM 5 (8'9"x7'11") fitted carpet, ceiling light and window to the back. FAMILY BATHROOM (6'9"x8'8") fitted ceiling light, three-piece suite comprising a pedestal wash basin, WC, panelled bath with half tiled walls. Ground floor Annex accessible via entrance porch and separate side door. LIVING/DINING SPACE (10'8"x15'3") central ceiling light, carpeted to sitting area, composite floor to dining space, windows to side elevations and part glazed PVC door to rear. BEDROOM 6 (7'6"x8'5") fully carpeted with fitted ceiling light and high-level window, fully tiled SHOWER ROOM (2'7"x 7'5") modern WC, wall mounted wash hand basin with storage under, electric shower, wall mounted chrome heated towel rail and frosted window to side. Opening to DRESSING AREA (3'7"x5'6") fully carpeted with door connecting to the entrance porch of the main house. To the front of the property a sizeable driveway and grass verge leading round to an additional drive with metal storage shed to remain. The rear garden is fully enclosed with Southerly aspect, a large seating area leading onto flat lawn with quality fencing to boundaries and shed to remain.

GROUND FLOOR
1241 sq.ft. (115.3 sq.m.) approx.



1ST FLOOR
906 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 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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Directions

Travelling from Talbot Green, follow the A473 into the village, travel around a sharp left hand bend and turn immediately right onto Chapel Road (towards the train station) continue straight on taking the final left onto Bethlehem View, then directly right where Chapelwood is the first modern built property on your right hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains Gas, Water, Electric & Drainage
 Council Tax Band F
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

