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30 Stryd Silurian
Llanharry, Pontyclun, CF72
9GB

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Asking price **£385,000**

Substantial, modern four bedroom detached family house enjoying the particular benefit of a large corner plot with hard landscaping (currently in the process on construction).

4 bedroom detached family house in excellent plot

Entrance hallway and cloakroom, front lounge, large rear kitchen dining room with utility room off

4 double bedrooms, en-suite shower room and family bathroom

Large corner plot with hard landscaping to be completed





Substantial, modern four bedroom detached family house enjoying the particular benefit of a large corner plot with hard landscaping (currently in the process on construction).

Upvc double glazed door and side panel to HALLWAY (9' x 6'6"), ceramic tiled floor, traditional spindled staircase with hardwood rail, deep double storage cupboard. CLOAKROOM (5' x 3'), matching ceramic tiled patterned floor, white low level WC and corner wash hand basin with tiled splashback, frosted double glazed window. LIVING ROOM (17'3" x 11'2"), Upvc double glazed window to front elevation with fitted plantation shutters. Open plan KITCHEN DINING ROOM (21'10" x 14'9" max 9'3" min), timber effect flooring, extensive range of built in white, high gloss base and wall cupboards with

marble effect worktops and inset one and half bowl stainless steel sink and drainer. Integrated double oven, gas hob and extractor, fridge freezer and dishwasher, double glazed window to rear elevation. Large dining area with French doors to rear garden. UTILITY ROOM (9'1" x 5'6"), matching white base cupboards, worktop and stainless steel sink and drainer, space and plumbing for washing machine, window and door to rear. Connecting door to single garage.

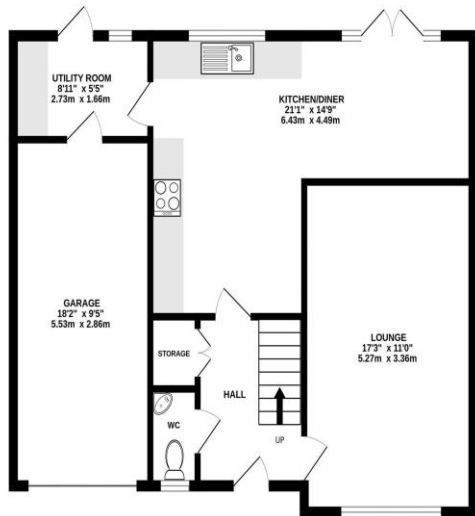
LANDING, loft hatch and doors to BEDROOM 1 (15'4" x 11'3"), double glazed window with fitted plantation shutters to remain. EN-SUITE SHOWER ROOM (9'8" x 5'10"), white suite including fully tiled shower cubicle with glazed entry door, low level WC and pedestal wash hand basin, timber effect floor

and frosted double glazed window. Boiler cupboard containing Ideal Logic mains gas combination boiler. BEDROOM 2 (11'2" x 9'1"), double glazed windows to front and rear elevations, separate loft hatch. BEDROOM 3 (12'8" x 8'3"), double room with aspect to rear garden. BEDROOM 4 (8'6" x 8'4"), double glazed windows to shutters to rear. FAMILY BATHROOM (7' x 6'2"), modern white suite including panelled bath, low level WC and pedestal wash hand basin, part tiled to walls, frosted double glazed window.

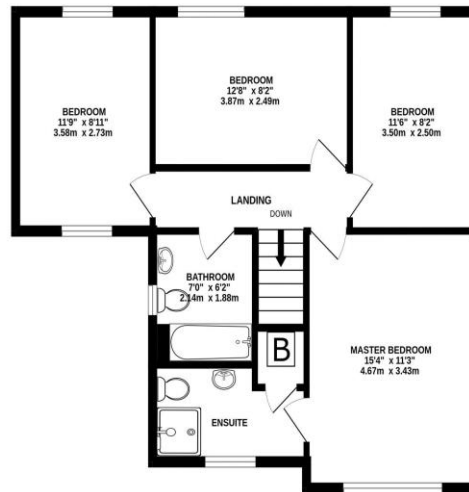
Lawned front garden enclosed by a laurel hedge, double width driveway providing excellent parking with access to single GARAGE with up and over door. Gated side path to large south facing rear garden.

A larger than average corner plot with a substantial tiled patio area, lawns and raised beds. The garden area is in the process of being hard landscaped and will be completed before the sale concludes.

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.2 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 Brynsadler towards Llanharry, turn left before reaching the village onto Stryd Siluriun, continue around the curve and as the road straightens No.30 lies to your left hand side after a short distance as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Energy rating and score

This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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