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1 Lantern Close
Llanharan, Pontyclun, CF72
9ZB

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Asking price **£449,995**

A stunning detached, significantly enhanced, six bedroom family home with versatile accommodation spanning three floors, landscaped gardens, front and side drive and single garage. Well located, taking in elevated scenic views and directly adjoining green space whilst being close to the amenities of Llanharan, Pontyclun and the M4 corridor.

A fantastic family home that has been extended and enhanced significantly in recent years

Accommodation is arranged over three floors

6 bedrooms, 3 bathrooms (of which 1 is en-suite), 2 reception rooms, open kitchen/diner and cloakroom. Well positioned with elevated and far reaching scenic views

Directly adjoining open green space

Very well connected to the local shops, schools, pubs, train station with a good connectivity to the M4, Pontyclun and Cardiff





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Canopied front entrance with decorative glazed front door opening to ENTRANCE HALL (17'4" x 6'4"), fitted carpet, pendant ceiling light over stairs rising to the first floor with sizable utility cupboard underneath and additional custom built storage cupboards to side. WC (3'7" x 5'3") fitted carpet, central ceiling light with separate extractor fan, pedestal wash hand basin with mixer tap over, low-level WC with frosted window to the rear. Main SITTING ROOM (22'5" x 11'3"), fitted carpet, two ceiling lights, large window with views to the front garden with scenic far-reaching views and French doors opening directly to the landscaped rear garden. PLAYROOM/ DINING ROOM (9'11" x 8'5"), fitted carpet, pendant ceiling light, connecting door to kitchen and large window with views to the front offering pleasant, far-reaching, countryside views. KITCHEN/ BREAKFAST ROOM (12'9" x 13'7"), wood effect LVT floor, central ceiling lights, a run of modern wall and base mounted units, roll top

composite work surface, inset one and a half bowl stainless steel sink with drainer, plumbing provision for white goods, four ring gas hob with extractor over and high-level oven to the side and dishwasher. Door to play/dining room and frosted glass door opening to the side drive.

L-shaped, first floor LANDING (12'1" x 9'4"), fitted carpet, two pendant ceiling lights, access to airing cupboard with useful storage, half turn stairs rising to the second floor. BEDROOM 2 (11'4" x 10'3") fitted carpet, pendant ceiling lights, integrated triple wardrobe with mirrored sliding doors, large window with elevated views to front, taking in rolling countryside beyond. Door through to WC (4' x 6'3") fitted carpet, pedestal wash hand basin with mixer tap over, WC, part tiled walls with frosted window to the front elevation, fitted ceiling light and separate extractor to the side. BEDROOM 3 (9'11" x 13'2") fitted carpet, pendant ceiling light with large window overlooking the front having far-reaching views beyond. BEDROOM 4 (9'1" x 11'5") fitted carpet, pendant ceiling light and windows taking in the rear garden, open green space and woodland beyond. BEDROOM 5/ MUSIC ROOM (9' x 8'10"), fitted carpet, pendant ceiling light, window overlooking the rear garden and adjoining countryside beyond. Recently fitted FAMILY BATHROOM (7'2" x 6') fully tiled, three-piece

suite comprising a modern wall mounted WC with ceramic wash hand basin, vanity storage under, mixer tap over and tiled P shaped bath with mains fed rainfall shower attachment over, open shelving and chrome heated towel rail. Second floor LANDING (3' x 7'1"), fitted carpet, SAKRO roof light fitted with LED spotlights to ceiling leading on to BEDROOM 1 (9'5" x 19'6"), fitted carpet, multiple recess LED spotlights to ceiling, triple aspect with views to the rear elevation and woodland beyond, a feature triangular window with fitted window seat which has side views taking in the scenery of the rolling countryside. An impressive FAKRO quadruple balcony window has panoramic views of the local area. This bedroom also benefits from integrated wardrobes and storage. BEDROOM 6/ HOME OFFICE (19'6" max x 9'5"), fitted carpet, multiple LED spotlights fitted to ceiling, dual aspect with window to the rear elevation, integrated blinds and a quadruple FAKRO window with far-reaching views. Recently renovated SHOWER ROOM (7'7" x 6'4") fully tiled walls, timber effect floor, mains fed, sizable walk-in shower with rainfall shower to ceiling and separate handheld shower attachment to wall, frosted window over, wall mounted modern WC with ceramic wash hand basin vanity storage under and mixer tap over, LED mirror above and additional heated towel rail and toiletry cupboard fitted.

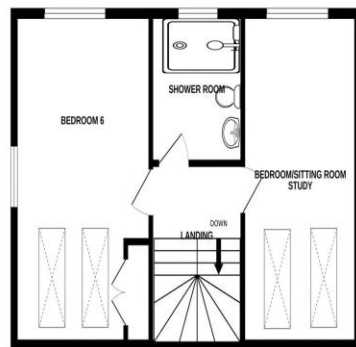
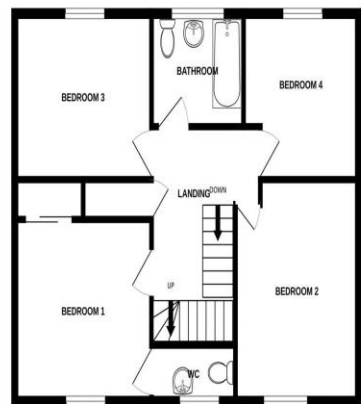
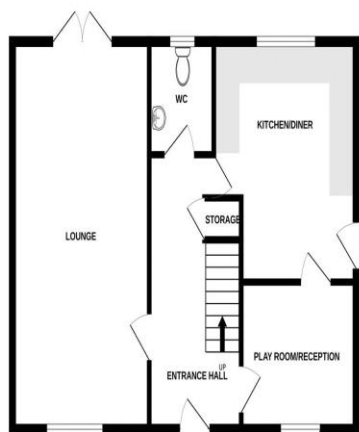
No. 1 is accessed off a select driveway, benefiting from a sizable front and side position. The manicured lawn sits in an elevated position with beautiful onward views. Accessed from the side, the fully landscaped rear garden is made up of a paved seating area, well kept grass lawn with raised railway sleeper planted beds and directly adjoins local green open space and woodland.

Detached single GARAGE (10'7" x 20'8") is accessible from the front drive, has a painted level concrete floor, multiple power points and lighting with ample rafter storage above and manually operated up and over door.

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

From Junction 35 of the M4, travel north signposted Pencoed. Proceed over the next two roundabouts. At the third roundabout, take the third exit sign posted Llanharan. Follow this road into the village centre, passing the shopping precinct. At the roundabout, take the third exit and proceed up the hill. Take the left-hand turning into Lantern Close and follow the road into the cul-de-sac and turn immediately left where No.1 is the final house on your right hand side.

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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