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11 Heol Y Nant
Llanilid, Pontyclun, CF72
4AB

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Guide Price £370,000

A beautifully presented and maintained, modern four bedroom detached family home, situated in an enviable position, enjoying views to front into protected woodland.

Modern detached four bedroom family home

Beautifully presented accommodation throughout

Two reception rooms plus a kitchen/dining room

Utility room and ground floor cloakroom

Four bedrooms (three doubles and one single)

Bedroom One with en-suite shower room and a family bathroom

Enviably positioned with south facing rear garden and views to front into protected Woodland

Off-road parking and garage

No ongoing chain

Viewings highly recommended





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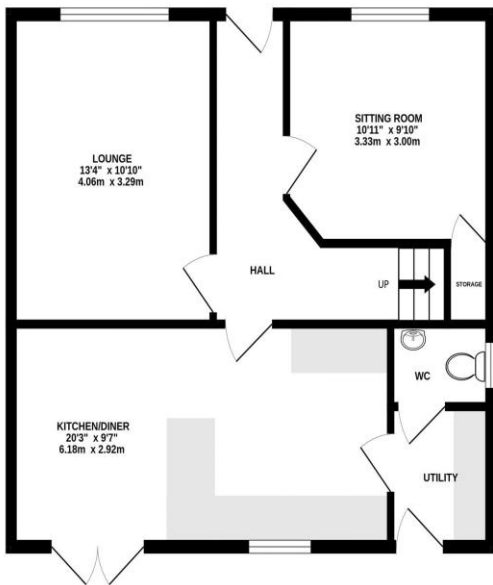
A glass panel door gives access into the ENTRANCE HALL which has stairs rising to the first floor and doors into the living accommodation. The hallway has high quality laminate wood flooring which continues into both the LOUNGE (10'10" x 13'4") and sitting room. Both reception rooms enjoy views to front into the protected woodland with mature oak trees. The SITTING ROOM (10'11" x 9'10") currently used as a home gym has a door into a shallow under stairs storage cupboard. The KITCHEN/DINING ROOM (9'7" x 20'3") has a window plus

glazed French doors, giving access and views into the enclosed rear garden. The kitchen offers a range of matte light grey base, larder and wall mounted units with grey stone effect work surfaces with part matching splashback/part bevelled ceramic tile over. Integrated Fridge/freezer, dishwasher and oven with four burner gas hob and cooker hood above. The room has timber effect vinyl flooring throughout. Off the kitchen is a UTILITY ROOM (5'4" x 6') with pedestrian door to rear garden. Matching base units and worksurfaces as kitchen. Integrated washer. Space for tumble dryer. Wall mounted 'Ideal' gas-fired combination boiler. Off the utility room is a ground floor CLOAKROOM (5'4" x 3'2") with window to side, housing a white two piece suite.

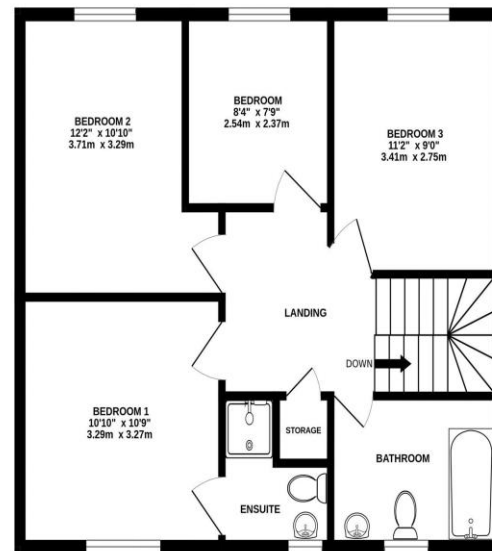
The spacious first floor landing with window to side, has a built-in storage cupboard with fitted hanging rail. Loft inspection points. BEDROOM 1 (11'5" x 11') is a generous sized double bedroom with window to rear overlooking the enclosed garden. The room benefits from an ENSUITE SHOWER ROOM with window to rear, a white three-piece suite, which includes a fully tiled shower cubicle with a mains powered shower fitted. Vinyl flooring and splashback. Tiling to dado height around low-level WC and sink unit. The remaining bedrooms are all located at the front of the house with views into the protected copse of trees. BEDROOM TWO (11'7" x 8'7") and BEDROOM THREE (9'10" x 9') are both double bedrooms, BEDROOM FOUR (8'4" x 7'9") is a single bedroom, currently used as a home office. The FAMILY BATHROOM (8'3" x 6'6") with a window to rear, has a white three-piece suite including: A panel bath with mains powered shower and handset over, a fitted glazed shower screen and full splashback tiling above the bath. Low-level WC, pedestal wash, handbasin, and chrome heated towel rail.

Outside, to the rear is a South facing enclosed garden. It offers a paved patio which extends out onto a lawn and decked area. Beyond the garden is the driveway and single garage.

GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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

From Junction, 35 of the M4, travel north signposted Pencoed. Proceed over the next two roundabouts. At the third roundabout, take the third exit. At the next roundabout take the first exit into Llanilid. The next roundabout take the first exit and proceed into the development, drop down the hill taking a right-hand turning into Heol y Nant with number 11 will be found on the right hand side.

Tenure

Freehold

Services

Mains Water, Electric, Gas, Drainage
Council Tax Band E
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	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.

