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3 Plas Yr Odyn
Llanharry, Rhondda Cynon
Glamorgan, CF72 9NB

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Asking price **£375,000**

A well appointed extended, detached modern house, with fully enclosed landscaped garden located a short distance from local amenities, Pontyclun village and major transport links.

Modern, extended, 4/5 bed detached family home

Hall, sittingroom, dining room, kitchen/diner, utility room, home office/bedroom 5

Landing, master bedroom with en-suite shower room and Juliet balcony, 3 further bedrooms and family bathroom

Fully landscaped rear garden

Driveway with parking for 3 cars

A short distance from local amenities, Pontyclun village and public and private transport links





A well appointed extended, detached modern house, with fully enclosed landscaped garden located a short distance from local amenities, Pontyclun village and major transport links.

Composite front door opening to ENTRANCE HALL, (2'10" x 5'7"), ceramic floor, panelling to lower walls and fitted ceiling light. WC 'just off', (2'6" x 5'4"), tiled floor, low-level WC, frosted window to front, wall mounted sink and chrome heated towel rail. SITTING ROOM, (16'6" max x 14'7" max), fitted carpet, central ceiling light, electric fireplace, polish stone hearth and timber mantle surround with large window overlooking the front with greenery beyond. Wide open arch through to DINING ROOM, (9'1" x 7'4"), fitted carpet, pendant ceiling light with French doors opening to the rear garden. Modern fitted KITCHEN/DINER, (8'8" x 16'2"), ceramic floor, multiple LED spotlights to ceiling with a pendant light over breakfast peninsula, wall and base

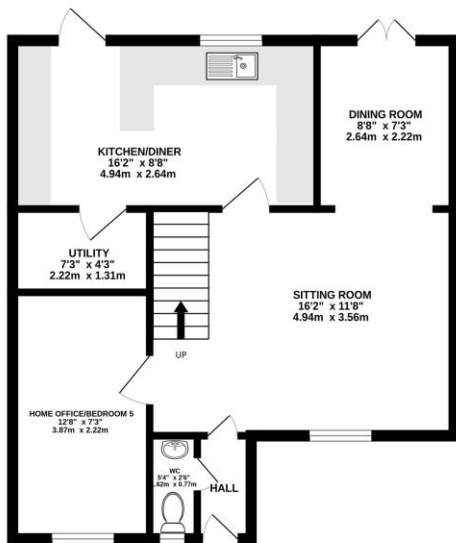
mounted units, quartz worktop with 'Siemens' appliances to include an electric oven and grill, gas hob and extractor over, dishwasher and fridge/freezer. 1 1/2 stainless steel sink with mixer tap, large window to rear garden and glazed door. Door through to UTILITY, (4'3" x 7'5"), ceramic floor, fitted strip light over, plumbed provision for white goods and access to the wall mounted 'Ideal' classic boiler. HOME OFFICE/BEDROOM 5, (12'2" x 7'1"), timber effect floor, fitted ceiling light and large window overlooking the frontage.

Straight spindle stairs rising to the first floor LANDING, (6'1" x 10'6" max), pendant ceiling light with airing cupboard and attic hatch (retractable ladder fitted). BEDROOM 1, (20'6" max x 7'4" max with fitted carpet, vaulted ceiling, LED spotlights and pendant light, glazed doors opening to Juliet balcony with elevated views to the front and green space beyond. Walk-through

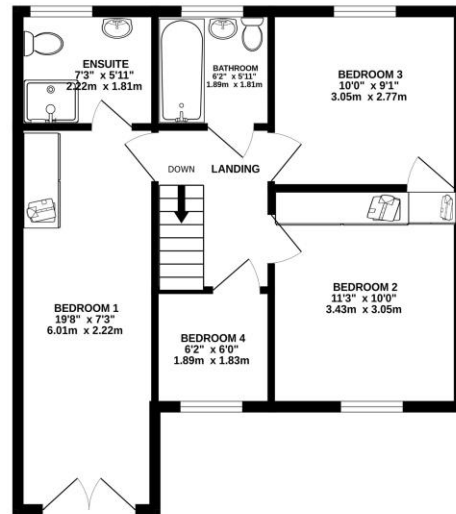
dressing space to EN-SUITE SHOWER, (5'11" x 7' 4"), pedestal wash hand basin, low level WC and (mains fed) double walk in shower, LED spotlights and extractor fan fitted and frosted window to the rear. BEDROOM 2, (11'6" x 9'3"), fitted carpet, pendant ceiling light, built-in double wardrobe with hanging space and shelving over and a large window with elevated views to the front. BEDROOM 3, (9'1" x 10'10"), fitted carpet, pendant ceiling light, built in single storage cupboard with window to the rear garden. BEDROOM 4, (6'10" x 7'3"), fitted carpet, pendant ceiling light with double glazed window overlooking the front with pleasant far ranging views. FAMILY BATHROOM, (6' x 6'2), with tiled floor, pedestal wash hand basin, WC, panel bath with main shower over, chrome towel rail and frosted window to the back.

Access to a shared drive to the front. Driveway can accommodate up to 3 vehicles. Pleasant views, green open space beyond. Gated access to the side opens to the fully landscaped rear garden with lower paved seating area, with steps rising to a top lawn with stock borders and quality fencing to all boundaries.

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1061 sq.ft. (98.6 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 Cowbridge travel north along the Llantrisant Road, upon entering Talygarn proceed over the M4 motorway and take the first left signposted from Llanharry, continue along this road and turn right onto Station Terrace and proceed to the end of the road where No. 3 will be on your left hand side.

Tenure

Leasehold
99 years from 1 July 1989

Services

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

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		81 B
69-80	C		
55-68	D	65 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.

