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Maes Y Deri
Llanharan, Pontyclun,

CF72 9NH

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£375,000

Traditional bay fronted semi detached cottage with accommodation set over three floors and characterful features present, maintained beautifully with the benefit of a number of outbuildings and a generous garden plot that directly adjoins local countryside whilst being accessible to the major amenities of Llanharan, Talbot Green, Pontyclun and junction 34 and junction 35 of the M4.

A pretty bay fronted semi detached cottage that has been beautifully maintained and enhanced by the current owner

Accommodation comprises an entrance porch, hall, open living/dining room, kitchen, sunroom, bathroom, three double bedrooms, WC and attic room

The property benefits from a generous garden plot with pavia double driveway, detached double garage (potential to convert, if relevant permissions obtained), two stable blocks and garden room.

Very well connected to local amenities, J34 and J35 of the M4

Directly adjoining local countryside to the rear





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ENTRANCE PORCH with fitted part glazed front door (3' x 2'11") carpeted floor, high-level pendant ceiling lights, original solid wood stained glass panel to front door opening to HALL (3'2" x 11'2") Engineered oak floor, fitted ceiling light, access to high-level fuse board and meters, original exposed beam to ceiling, straight carpeted stairs leading up to the first floor. Door through to bay fronted SITTING ROOM (12'4" x 11'11" into Bay) engineered oak floor continues, fitted ceiling light with ceiling rose, large bay window overlooking the hedge lined front garden, with exposed stone wall fireplace with chimney breast and white rectangular arch opening to SITTING ROOM (12'7" x 16'7") hardwood floor continues through, chandelier ceiling light with decorative ceiling rose, accents of natural stone wall, inset wood

burner and chimney breast, slate hearth, timber surround flanked by open shelving and original storage cupboards either side. KITCHEN/BREAKFAST ROOM (9'10" x 12'7") ceramic tile floor, multiple recess LED spotlights to ceiling, and array of wall and basement of units, rolltop worksurface, inset 11/2 stainless steel sink with mixer tap, window through to sunroom over, built-in electric oven, gas hob and extractor fan, plumbed provision for white goods. FAMILY BATHROOM (7'3" x 11'3") tiled floor continues, multiple spotlights to ceiling, panel to dado heights to walls, Low-level WC, pedestal, wash hand basin, panelled bath with tiles around, mains fed shower, three frosted windows to the rear garden and additional Velux light fitted to ceiling. SUNROOM (14'7" x 7'2") ceramic tiled floor, corrugated UPVC roof, wall mounted Worcester boiler (access to) with stable style door opening to kitchen.

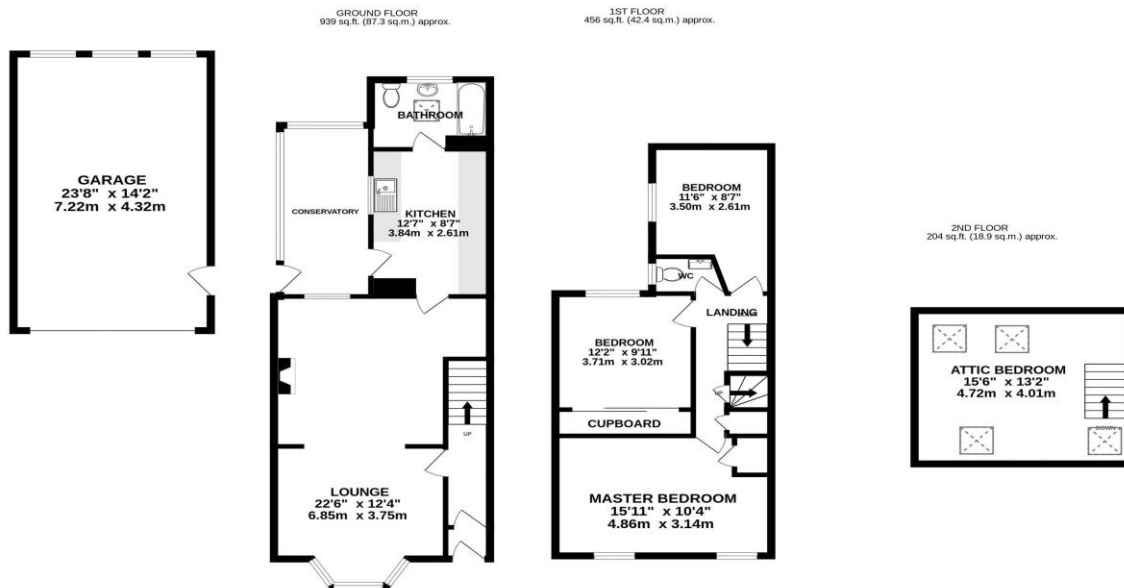
First floor LANDING (5'7" x 13'5") fully carpeted, pendant ceiling light, spindle balustrade and access to WC (3' x 5'2") fitted carpet, pendant ceiling light, low-level WC, chrome heated towel rail and wash hand basin with mixer tap above vanity storage under the frosted window to the side. Half tiled

walls to lower level. BEDROOM 1 (10'3" x 15'11") fitted carpet, pendant ceiling light, two windows with views to the front elevation and access to storage cupboard. BEDROOM 2 (9'10" x 10'4") fully carpeted, pendant ceiling lights, integrated triple wardrobe with mirrored slide doors and large window with views to the back garden, rolling onwards to the open countryside. BEDROOM 3 (11'7" x 8'8") fully carpeted, pendant ceiling lights, attic hatch and window with a side view overlooking the driveway.

Half turn carpeted stairs, rising to the ATTIC ROOM (15'5" x 13'1") fully carpeted, exposed beam pitched ceiling with four Velux windows fitted, two sets of spotlights to the ceiling and eaves storage accessible. Very pretty natural stone walls and hedge lined front garden with pillared gate access and establish beds leading to the front Veranda and side.

Double five bar gate leads to a sizable block pavia driveway running on to a detached DOUBLE GARAGE (14'4" x 23'5") level concrete floor, manually operated door, power and electric, eaves storage, and two side doors. SINGLE STABLE (12'10" x 9'7") access via stable door with purpose ceiling, and timber veranda to the front and the lean to log store to the side. Picket fence and gate leads to a timber pergola with trained flowers over and paved pathway below, leading to the hedge lined rear garden made up of pretty lawns, raised beds, established trees with a timber shed, greenhouse and timber framed STUDIO (9'7" x 8'8") multiple fitted windows with pretty garden and countryside views, fitted back bench, Bromley carpeted floor.

Pathway extending to the far boundary with an enclosed yard with laid pavia, leading to a timber constructed TWIN STABLE BLOCK measuring in total (12'7" x 15'8") fitted matting, internal or divide, lighting, and half stable doors to remain.



TOTAL FLOOR AREA : 1600 sq.ft. (148.6 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 our Cowbridge offices, travel in an Easterly direction up the High Street to the traffic light. At the traffic lights turn left, follow the road through Aberthin, Ystradowen, Talygarn and Pontyclun. Follow straight on past Leekes (on your right), at the traffic lights turn left signposted Llanharan 2.5 miles. At the first roundabout take the first exit, at the next roundabout take the third exit signposted Llanharan A473, carry straight on at the third roundabout and follow the road for approximately 1/3 mile where Tan Y Deri will be on your right hand side.

Tenure

Freehold

Services

Mains water & electric. LPG heating. Shared cesspit drainage
 Council Tax Band C
 EPC Rating F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F	34 F	
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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