



hrt

herbert r thomas

hrt.uk.com

40 Heritage Way
Llanharan, Pontyclun, CF72
9WD

40 Heritage Way

Asking price **£359,950**

A stylishly presented, four bedroom detached home with private driveway and thoughtfully landscaped gardens to the front and rear. Occupying a quiet position at the head of a select residential close that directly adjoins local woodland, whilst being conveniently located close to the local primary schools, shops, pub and all transport links Llanharan offers.

Stylishly presented with versatile accommodation

Offers the possibility of an internal annex for multi-generational living or work from home office

Ground floors comprises entrance hall with WC off, living room to dining room, kitchen/breakfast room to the rear, living room, rear hall, en-suite bedroom, downstairs bedroom

Three further bedrooms and bathroom can be found on the first floor

A private driveway provided parking for up to 3 vehicles

An extensively landscaped Westerly facing rear garden offers a great sense of privacy with the local woodland providing a pretty back drop

Llanharan is well connected with Pontyclun approx 3 miles away, J34 & J35 of the M4 approx 3.5 miles, Bridgend 8 miles and Cardiff city centre approx 18 miles by car





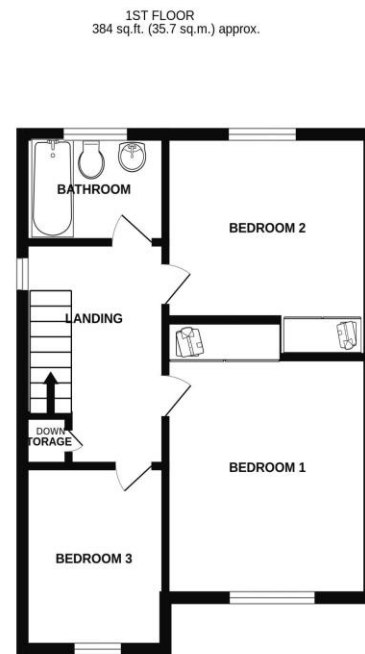
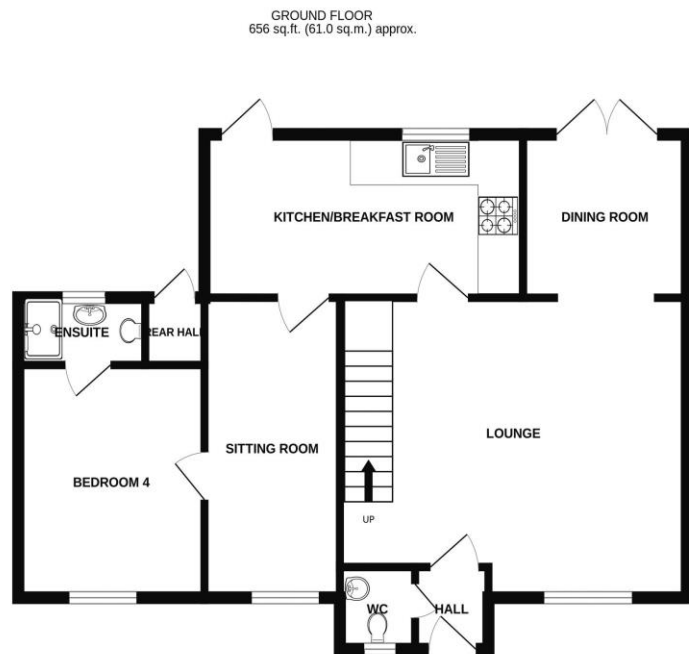
Wisteria covered entrance with glazed door opens to the hallway with access to the main reception room and WC just off. WC comprises a corner hand basin, modern WC with frosted window above. A welcoming living room with timber floor takes in front garden views with wide open arch leading through to the dining room with French doors opening to the private rear garden. A well appointed modern kitchen/breakfast offer a run of modern wall and base mounted units, stone effect countertops with AEG oven and gas hob to remain. Bosch dishwasher, Samsung washing machine, Bosch tumble dryer with a Samsung American style fridge freezer to be negotiated separately. The

kitchen offers great connectivity to the rear garden with views out through a large window and separate door. An additional under stairs storage cupboard offers ample kitchen storage. Off the kitchen lies another spacious sitting room with views to front. A rear hall with direct access to the back garden gives access to ground floor double bedroom four with integrated triple wardrobe with mirrored sliding doors. A light an airy en-suite incorporates a generous, walk-in, mains fed double shower enclosure with low level WC, basin, heated towel and frosted window to the back.

Straight spindled stairs rise from the main sitting room to the first floor landing where a high-level

window to the side allows in plenty of natural light. Access to the attic and airing/boiler cupboard. Bedroom one lies to the front of the property, double in size with built-in double wardrobe, multiple PowerPoint and aerial point with elevated open views extending to the Smaelog Woods. Bedroom two is a bright double bedroom with built-in wardrobe and enjoys a pleasant aspect over the westerly facing rear garden and woodland beyond. Bedroom three is neutrally decorated with fitted carpet and window to the front. The principal bathroom comprises a three piece suite with panelled bath, rainfall mains fed shower over, WC, pedestal basin and frosted window to the rear.

Located at the head of a quiet residential cul-de-sac, a shared drive leading to a private tarmac driveway and manicured lawn gives access to a pathway to front entrance that leads to the side gate opening to the rear. The West facing rear garden has been extensively landscaped and re-designed with a paved seating area, sweeping curved natural stone wall and steps rising to the grass lawn. Multiple stocked beds and borders with water feature to the far corner. The garden directly adjoins neighbouring woodland creating a very peaceful and scenic backdrop.



TOTAL FLOOR AREA : 1041 sq.ft. (96.7 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.
 Made with Metropix ©2024





Directions

Travelling from Talbot Green on the on the A473, continue through the village on the Bridgend Road until reaching the roundabout, just before the Bryncae Arms. Take the first exit off this roundabout onto Enterprise Way. Take the second right onto Heritage Way and travel a short distance, where No.40 will be at the head of the close as indicated by our 'For Sale' board. What3words - teeth.give.skimmers

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 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.

