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17 Authors Place
Llanharan, Pontyclun, CF72
9UR

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Asking price **£425,000**

A considerably extended 5 bedroom, modern built family home with open green aspect to the front and landscaped enclosed rear garden. Situated off a quiet private shared drive with the major amenities of Llanharan close.

A sizeable, considerably extended family home

Located off a select shared drive directly overlooking local woodland

Accommodation is arranged over two floors and comprises 5 bedrooms, 3 bathrooms of which 2 are en-suite, two front reception rooms (one bay), highly socially L shaped modern kitchen/living/dining space to sunroom with wc, utility and garage store

Front driveway and lawn

Enclosed fully landscaped rear garden with many different areas to be enjoyed

Very quiet position whilst being in easy reach of all Llanharans amenities





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A pitch tiled roof and timber external entrance porch opens to the **entrance hall**, with timber effect flooring running through to the sociable **kitchen/ living/dining space** and **WC**, with panelling to the walls and modern fitments. A cosy, bay fronted **sitting room** with central fireplace, takes in lovely views over the front lawn with wooded area beyond. Opposite, is the **home office/study**, with multiple power points and large window to the front. Highly sociable and versatile **kitchen/living/dining space** (L shaped) extends onwards

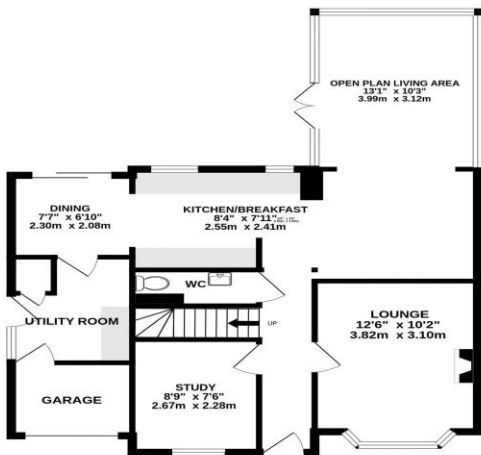
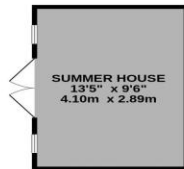
to the **sunroom**. Fitted modern 'Shaker' style cabinetry with timber counter tops and matching breakfast bar peninsula with seating to both sides and drinks cooler under. This space offers great connectivity to the rear garden with multiple windows, a run of bi-fold doors opening out. Beyond the kitchen is the **sitting area** with media units, opening to the **sunroom** with French doors to the back garden. To the rear of the kitchen lies a very useful **utility/laundry room** with plumbing provision for the white goods, separate boiler cupboard housing the Worcester boiler and door leading to the garage store. The garage store has a manually operated roll over door opening to the driveway.

Quarter turn stairs from the entrance hall ascends to the split level landing. To the left lies a dual aspect master

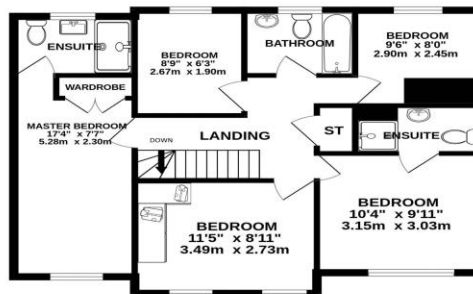
bedroom double room with views to the side and woodland opposite. The room benefits from a built-in double storage cupboard and has a predominantly tiled, modern **en-suite** with rainfall shower, open inset shelving, sink and WC. **Double bedroom two** overlooks the woodland to the front with an **en-suite** shower room just off. The en-suite is naturally decorated with a modern basin, WC and tiled shower enclosure with frosted window to the side. **Double bedroom three** has a run of built-in storage cupboards and drawers with two windows overlooking woodland area to the front. **Bedrooms four** and **five** are similar in size and located at the rear of the property, both with large windows taking garden views. The **family bathroom** is positioned between bedrooms four and five to the rear comprising a panel bath with shower attachment fitted to the taps, WC and pedestal wash hand basin.

The property is accessed off a shared drive which leads to a double driveway and grass lawn alongside. The rear garden has been extensively landscaped and comprises a large paved patio, lower terrace linking the house and garden very well. Graduated pebble set steps rise to a dining area, grass lawn, feature pond, timber framed garden room and covered hot tub area. The garden feels very private and a great space to entertain.

GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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 office travel in an Easterly direction up the High Street to the traffic lights. At the traffic lights turn left through Aberthin and Ystradowen and into Talygarn. Drive over the motorway turning first left at the top of Brynsadler Hill for Llanharry. Drive into Llanharry passing The Bear Hotel turning immediately right which leads to Llanharan. On reaching a T Junction turn left and at the roundabout take the third exit onto 'Terry's Way'. Upon reaching a second roundabout go straight on and turn first left into Authors Place, proceed along until the 'T' junction and turn right along the shared drive, where No. 17 will be the first property on your right as indicated by our 'For Sale' board.

Tenure

Freehold

Services

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

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Viewing strictly by appointment through Herbert R Thomas

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