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29 Oakmead Road  
Llanharan,  
Pontyclun,  
CF72 9FB



## 29 Oakmead Road

Asking price **£750,000**

A stunning 4/5 bedroom detached luxury log cabin, situated on a generous size corner plot enjoying far reaching views over neighbouring farmland, located in this most sought-after and unique gated development.

Unique, modern, detached luxury executive family home

A most sought after and highly regarded, gated development of similar sized properties

Peaceful rural setting yet with excellent commuting options

Spacious well-appointed accommodation throughout

Far reaching rural views to front and rear

Generous size landscaped corner plot

Two reception rooms, plus impressive open plan kitchen/dining/living room

Four double bedrooms to first floor plus mezzanine study area overlooking lounge

Off-road parking and undercroft garage









A stunning 4/5 bedroom detached luxury log cabin, situated on a generous size corner plot enjoying far reaching views over neighbouring farmland, located in this most sought-after and unique gated development.

The property offers spacious accommodation presented to the highest of standards throughout and enjoys far-reaching rural views to front and side. The development enjoy a tranquil setting yet is conveniently located within walking distance of Llanharan railway station and major transport links.

The property itself, which is undergone significant improvement by the current owners offers accommodation which briefly comprises: An entrance hallway with stairs to first floor with glass and oak balustrades and underfloor heating which continues throughout the ground floor. The hub of the house is the spacious, open plan, triple aspect, kitchen/dining/living room. The LIVING ROOM with fitted picture window enjoying far reaching views over neighbouring fields and the hills beyond has a high vaulted ceiling, a contemporary woodburning stove sat on a glass hearth and is overlooked by the mezzanine study area. The KITCHEN offers an impressive range of Linear matte anthracite coloured base, wall mounted, larder and Island units, with Consentino Dekton Slate and Glass work surfaces. Integrated appliances include Caple Double oven, microwave oven, warming drawer, dishwasher, wine cooler, larder fridge and separate larder freezer, Bora induction hob with undercounter extractor, InSinkErator food waste disposal unit and Quooker instant boiling water tap.

Off the kitchen is a UTILITY ROOM/ REAR HALLWAY with further fitted range of base units plus space and plumbing

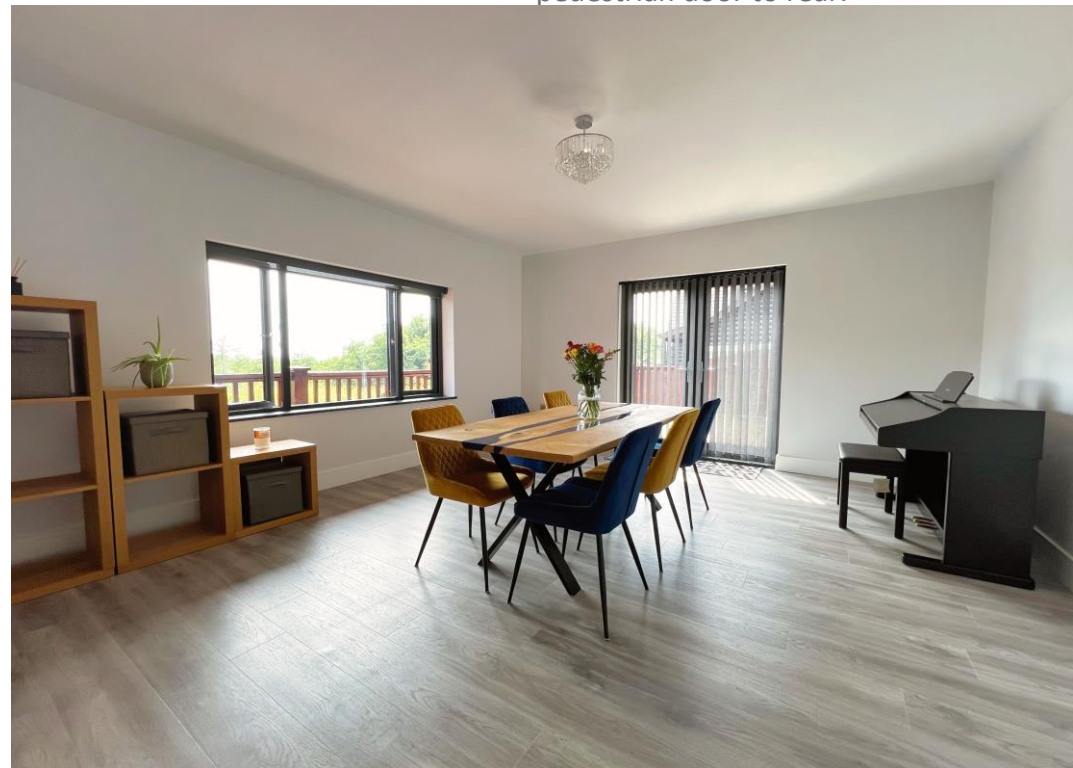
for white goods and a boiler room off housing the recently fitted boiler and hot water system, plus further space and plumbing for white goods.

Off the entrance hall are two further reception rooms. The DINING ROOM has a window to front enjoying far reaching views plus French doors leading to a paved patio. The SITTING ROOM with windows to side and rear has previously been used as a fifth bedroom and lies adjacent to the ground floor SHOWER ROOM/ WC.

The first floor LANDING includes a study area ideal for those working from home, it has fixed glazed panels overlooking the lounge area. On the first floor are four double bedrooms. BEDROOM ONE is dual aspect, has 'Hammonds' fitted range of wardrobe furniture and benefits

from a recently upgraded EN-SUITE ROOM. BEDROOM TWO and BEDROOM THREE also benefit from 'Hammonds' built-in wardrobes. Both bedrooms are located at the front of the property enjoying far reaching views as far as the Vale of Glamorgan. BEDROOM FOUR has a window overlooking the rear garden. The impressive FAMILY BATHROOM has also undergone a recent upgrade, offering a white four-piece suite which includes contemporary freestanding bath, double shower enclosure with rainfall and handset showers fitted, plus a sink set on a vanity unit with storage below.

Outside, this corner plot enjoys ample off-road parking ahead of the under-croft garage. A remote-controlled door gives access to the DOUBLE GARAGE benefiting from power and lighting and has a pedestrian door to rear.





## Directions

From Junction 34 of the M4 travel north signposted Llantrisant. Continue through the two sets of traffic lights and at the roundabout take the first left hand turning. Continue along this road directly over the first roundabout and through the traffic lights. Follow the signs for Llanharan. Follow this road into the village taking the first right hand turning immediately after the High Corner Pub. Follow this road up the hill and at the very top of the hill take the left hand turning onto the private road which leads into the Meiros Valley development. Bear left and continue on this road to the end of the cul-de-sac where No. 29 will be found.  
 What3words: Truffles.heap.foster

## Tenure

Freehold

## Services

Mains electricity, water and drainage, LPG Gas  
 Monthly site maintenance is £150 per month, this includes the water rates for the property (non-metered).

Council Tax Band G

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	70   C
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through  
 Herbert R Thomas

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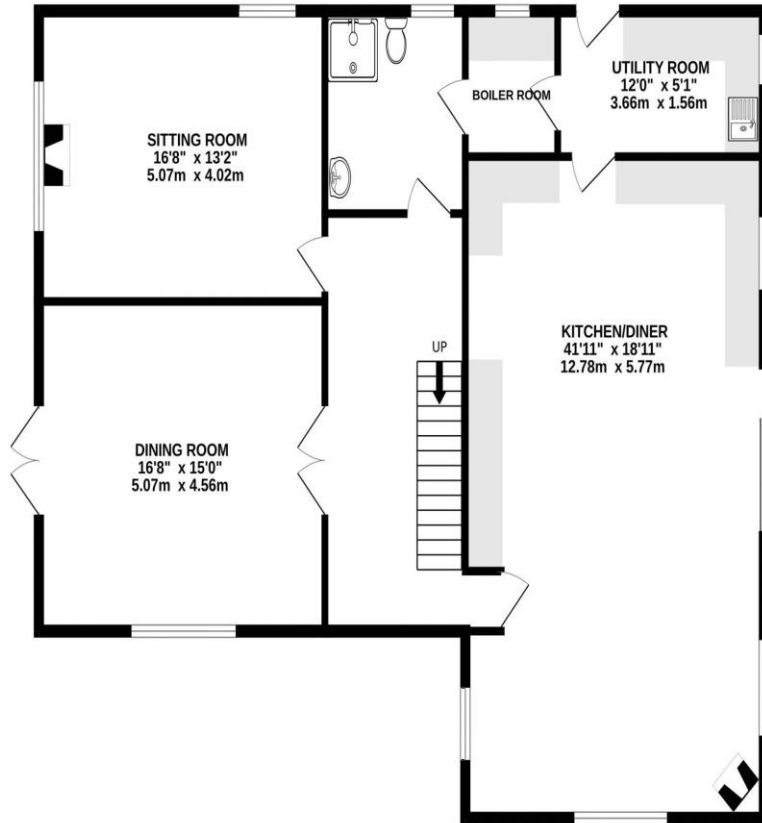


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

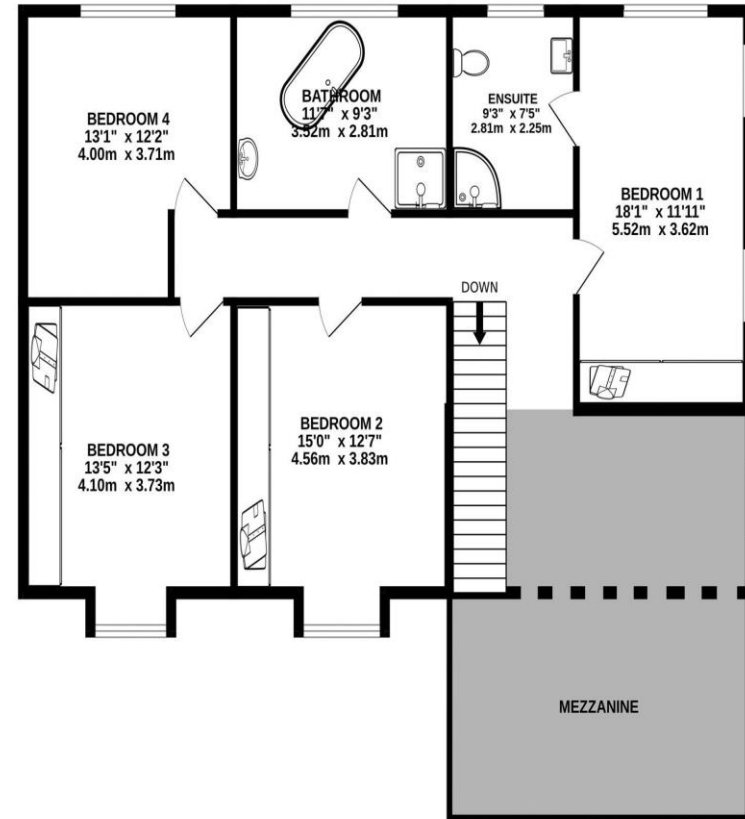




GROUND FLOOR  
1328 sq.ft. (123.4 sq.m.) approx.



1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2316 sq.ft. (215.1 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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