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43 Powell Drive
Llanharan, Pontyclun
CF72 9UU

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Asking price **£399,950**

A modern four double bedroom detached family home situated in a peaceful and private location, with conservatory extension, beautiful, enclosed landscape rear garden, ample parking and detached double garage.

Modern four bedroom detached family home.

Peaceful and private location off head of cul-de-sac.

Generous sized living and bedroom accommodation.

Two reception rooms plus conservatory extension.

High quality kitchen/breakfast room open plan to dining room.

Four double bedrooms.

One ensuite shower room and family bathroom.

Beautiful, enclosed low maintenance landscape rear garden.

Off-road parking for four vehicles plus detached double garage.





This well-presented and maintained, four double bedroom detached family home has undergone significant improvement by the current owners. It sits in an enviable position off a head of cul-de-sac location. It lies within walking distance to the village Primary School, shops, amenities and train station.

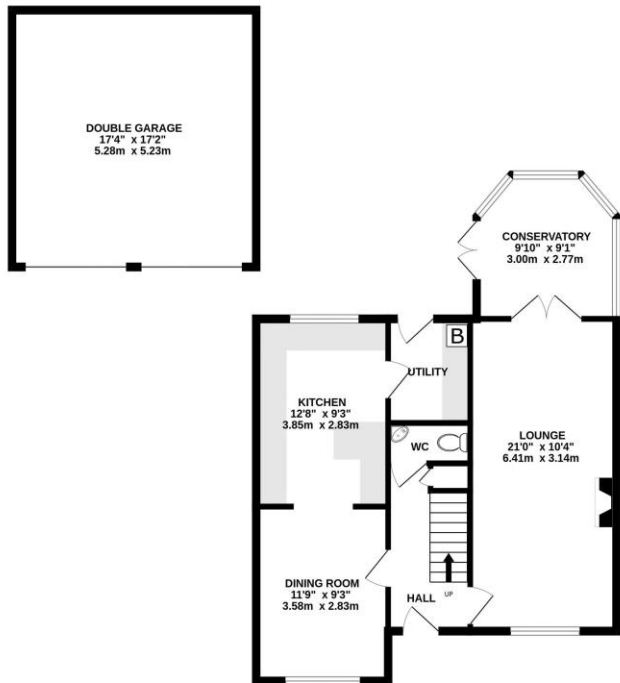
The accommodation briefly comprises of a central entrance HALLWAY with stairs rising to the first floor and useful under stairs storage space below. The hallway is flanked by the two reception rooms. The generous sized LOUNGE has a picture window to front and glazed French doors leading into the conservatory extension. A gas, real flame, feature fire is set within an ornate fireplace and flanked by wall light points. The CONSERVATORY extension has an insulated, lightweight tiled roof with inset spotlighting, ceramic tiled floor. and fitted radiator. It enjoys views and access into the landscaped rear

garden. The DINING ROOM, also with window to front has an open archway leading into the KITCHEN BREAKFAST ROOM, this high-quality Shaker style kitchen was installed by Appletree kitchens of Pontyclun. It has black granite work services with beveled marble effect splashback tiling over. Integrated NEFF appliances include microwave oven, dishwasher and fridge/freezer, Range cooker with hood over and instant boiling water tap. Off the kitchen is a UTILITY ROOM with a continuation of the same base and wall mounted units with space and plumbing for washing machine and tumble dryer and door leading into the rear garden. Finally off the hall is a ground floor CLOAKROOM housing a white two-piece suite and with full tiling to floor and walls.

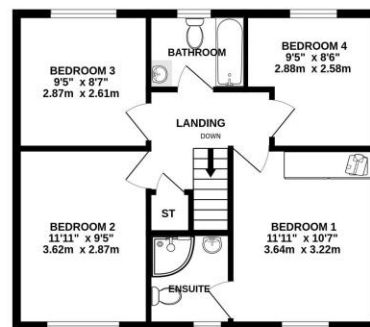
The first-floor LANDING with built-in storage and loft inspection point, gives access to the bedroom accommodation. The property has four double bedrooms. BEDROOM ONE and BEDROOM TWO are located at the front of the house. Both bedrooms benefit from a fitted range of wardrobe furniture. Bedroom one has a door into the over stairs storage cupboard and benefits from an EN-SUITE SHOWER ROOM housing a white three-piece suite plus ceramic tiling to floor and walls. BEDROOM THREE and BEDROOM FOUR enjoy views over the rear garden and flank the FAMILY BATHROOM which houses a white three-piece suite including a panel bath with electric shower over and full tiling to floor and walls.

Outside to the front of the property is a forecourt garden with an extensive range of mature shrubs and trees. To the side of the property is a driveway offering parking space for four vehicles ahead of the detached double garage. The GARAGE, with two single up and over doors from the driveway, benefits from power and lighting and has storage space within the attic. To the rear is a beautifully landscaped, low maintenance, enclosed garden. A paved patio extends from the rear of the property out onto an AstroTurf lawn. Clever planting in well stocked shrub and flower borders create a private garden from neighbouring properties. The garden extends behind the double garage where there is a greenhouse and storage unit (to remain).

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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 Junction 35 of the M4 travel north. Proceeded over two roundabouts. At the third roundabout, take the third exit onto the A473 signposted Llanharan, Continue on this road through Llanilid. After passing the Co-op on your left, proceeded to the roundabout and take the first left onto Terry's Way. At the next roundabout, turn left onto Colliers Avenue. Turn right onto Powell Drive Following the road as it bears left. Turn left into the cul-de-sac. The head of the cul-de-sac take the spur road on the right when number 43 will be found. What3Words: visions.postings.fuels

Tenure

Freehold

Services

Mains Gas, Electric, Water & Drainage
Council Tax Band E
EPC Rating

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		86 B
69-80	C	76 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.

