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The Elms Farm
Castell Y Mwnws
Llanharry,
Pontyclun,
CF72 9DD

The Elms Farm

Asking price **£599,950**

Beautiful four double bedroom, detached, character house of substantial proportions, enjoying excellent parking and a mature, private south-facing garden.

Spacious, detached character property of great charm

Main entrance hallway, cloakroom and laundry room

Large principal living room with separate open-plan sitting/dining room

Modern fitted kitchen

Side hallway

Four double bedrooms

Spectacular principal bathroom

Additional independent shower room

Gated entrance to extensive gravel parking

Substantial and private south-facing lawned garden





Beautiful four double bedroom, detached, character house of substantial proportions, enjoying excellent parking and a mature, private south-facing garden.

From the main entrance a uPVC double-glazed entrance door to RECEPTION HALLWAY, double-glazed window, half-turn spindle staircase and ceramic tiled floor. Door to large CLOAKROOM, traditional white low level WC, pedestal hand basin with tiled splash-back, frosted double-glazed window, matching ceramic tiled floor and door to LAUNDRY ROOM with space and plumbing for washing machine and tumble dryer, coat hanging space and double-glazed window. Doors from reception hallway to MAIN LIVING ROOM. Ceramic tiled floor and double-glazed French doors to covered area and main garden, high beamed ceiling, exposed natural stonework to one wall with recessed fireplace containing a 'Clearview' wood-burning fire. Open plan SITTING/DINING ROOM. Dining area with high coved ceiling and pendant light, double-glazed windows to garden, tiled floor with sitting area, double-glazed window to rear gravel driveway and recessed small study area with fitted shelving and double-glazed window.

KITCHEN/BREAKFAST ROOM in two parts, containing cream shaker-style fitted cupboards with oak block worktops and deep inset porcelain sink with mixer tap, matching breakfast bar and appliances including 'Belling' cooker Range and extractor hood, built-in microwave, and American style fridge-freezer and dishwasher. Windows to rear and side elevations, French door to garden and door to side hallway with tiled floor, fitted cupboards door to driveway and window to patio area and main garden.

LANDING with fitted carpet, loft hatch, and archway leading to DRESSING/STUDY ROOM with connecting door to main bedroom. MAIN BEDROOM with beamed ceiling, double-glazed window to garden and timber floor. BEDROOM TWO is a substantial double with built-in wardrobes, timber floor and double-glazed window to south-facing garden elevation. BEDROOM THREE with timber floor and double-glazed window. BEDROOM FOUR, a further double room with windows to two elevations, timber floor and door to a large walk-in dressing room with fitted cupboards. Exceptional FAMILY BATHROOM of huge proportions, tiled floor and fully tiled walls containing a free-standing claw foot roll-top double-ended bath, WC, hand basin with vanity cupboard and large glazed walk-in shower cubicle. Twin radiator/chrome heated towel rails and part-frosted double-glazed window.

Well-appointed modern independent SHOWER-ROOM (which could be used as an en-suite), fully tiled to floor and walls, large walk-in shower cubicle with glazed shower screen, white low level WC and wall hung wash hand basin, heated towel rail and frosted double-glazed window, airing cupboard containing mains gas Worcester Combi Boiler.

A pillared and timber-gated side entrance leads to an extensive gravel parking area which lays adjacent to the side hallway. Further gravel parking extends across the back of the property with main entrance door to reception hallway. To the rear of the property is a substantial paved sitting area and wide pathway, beyond which is the PRINCIPAL GARDEN laid to lawn with mature specimen trees and shrubbery. To the side of the garden and principal lawn is an aluminium-framed GREENHOUSE, useful timber-framed SHED and covered WOODSTORE.





Directions

From our Cowbridge office, travel in an Easterly direction up the High Street, turning left at the traffic lights, following the road through Aberthin, Ystradowen and Talygarn. At the top of Brynsadler hill, turn left towards Llanharry. Follow this road for approximately half a mile where The Elms Farm is on your left hand side.

What3Words: panthers.proffesses.dress

Tenure

Freehold

Services

Mains Water, Gas, Electric & Drainage.

Council Tax Band G

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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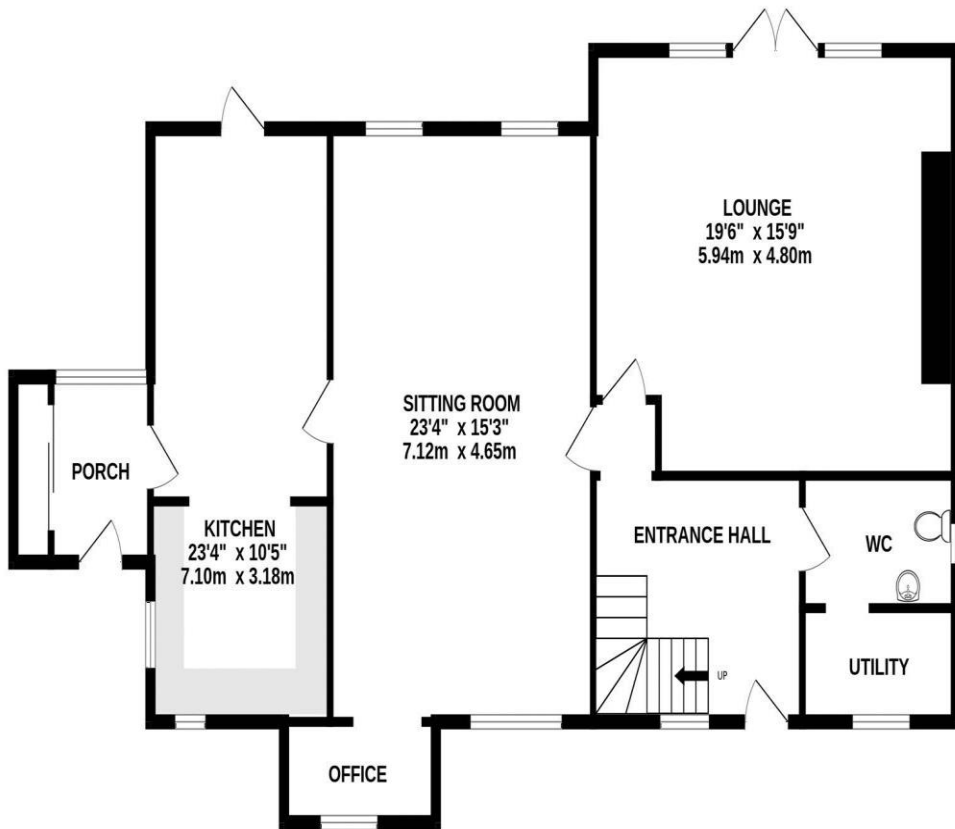


AWAITING EPC

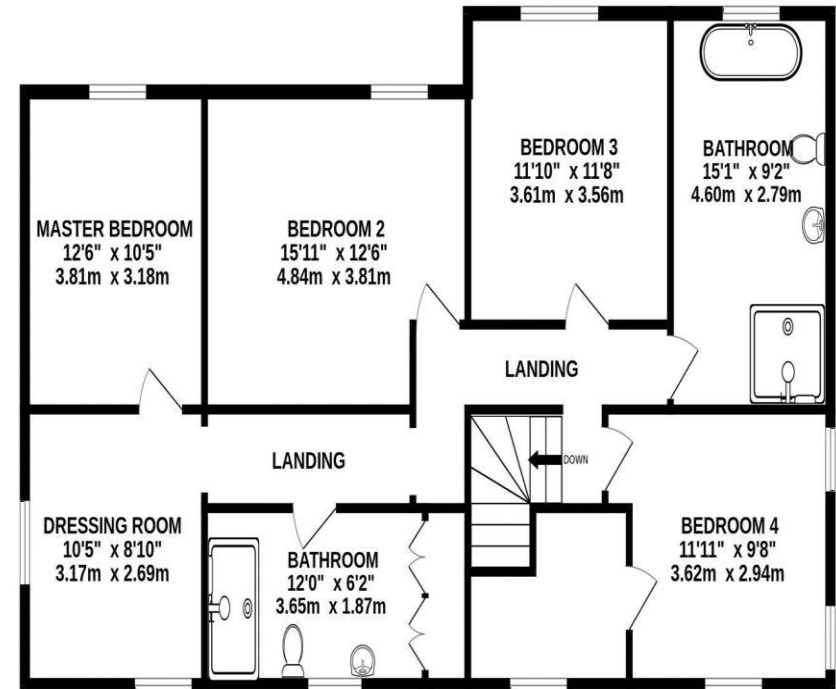
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GROUND FLOOR
1232 sq.ft. (114.5 sq.m.) approx.



1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 2387 sq.ft. (221.8 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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