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15 Gelli Ddaear Goch  
Llanharry,  
Pontyclun,  
CF72 9WE

## 15 Gelli Ddaear Goch

Asking price **Offers in Excess of £395,000**

A very stylish four double bedroom family home offers very well proportioned and presented living space benefiting from a landscaped, very private garden.

Tastefully presented with a good level of accommodation arranged over two floors

Comprising an entrance hall, sitting room to dining room, kitchen/breakfast room, utility, WC and integral garage to the ground floor

To the first floor are four double bedrooms, en-suite shower room and family bathroom

Sizeable plot extending to the copse of trees to the front

A private landscaped rear garden with large level lawn, pergola and paved sun terrace

Situated in a select modern cul-de-sac development built by Llanmoor Homes

Located on the periphery of Llanharry village, Pontyclun and open countryside

Y Pant School catchment





The accommodation comprises; ENTRANCE HALL with stairs to first floor and understairs storage cupboard, engineered oak wood flooring flows into the two reception rooms. The LOUNGE has a window to front aspect enjoying views over the forecourt garden and on to the trees opposite. The lounge is open plan to the DINING ROOM which has bi-fold doors leading to the rear garden.

Doors from the dining room and entrance hall lead to the KITCHEN/BREAKFAST ROOM, offering a range of base and wall mounted units, rolltop worksurfaces with splashback tiling above and window to rear enjoying views of the garden. Within the KITCHEN is an integrated oven and four burner gas hob with cooker hood over plus space and plumbing for dishwasher. The room has porcelain tiled floors which continue into the utility room. The UTILITY ROOM has space and plumbing for a washing machine and fridge/freezer and houses a 'Worcester' gas fired combination boiler. Off the utility room is a ground floor CLOAKROOM with a white two piece suite and window to side.

Rounding off the ground floor, accessed from the entrance hall, is an integral single GARAGE with up and over door to front, benefiting from power and lighting.

The first floor LANDING with loft inspection point and storage cupboard gives access to the four generously sized bedrooms and bathroom.

This property has four generous size bedrooms. BEDROOM ONE and BEDROOM TWO are both located at the front of the house, bedroom one benefiting from an EN-SUITE SHOWER ROOM . BEDROOMS THREE and FOUR are situated at the rear and enjoy far reaching views over neighbouring properties. The FAMILY BATHROOM has a white three-piece suite with mixer tap/shower attachment above a panelled bath.

Outside to the front of the property is a double width driveway and open plan garden. To the rear is an enclosed garden which has undergone significant improvements by the

current owners. It offers a level lawned garden with flagstone laid patio and pathways extending from the rear of the house with a further decked patio at it's far corner. The garden is boarded by wood panel fencing and benefits from outside lighting. Given it's elevated position, the garden gives a great sense of privacy and openness.





### Directions

From Cowbridge travel north along the Llantrisant Road, upon entering Talygarn proceed over the M4 motorway and take the first left signposted from Llanharry. Follow this road into the village of Llanharry, turning left onto Fforest Road signposted Ystradowen. Take the second left into Gelli Ddaear Goch. Follow the road as it bears right and number 15 is the penultimate property on the left hand side.

What3words: whizzed.crossing.including

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through Herbert R Thomas

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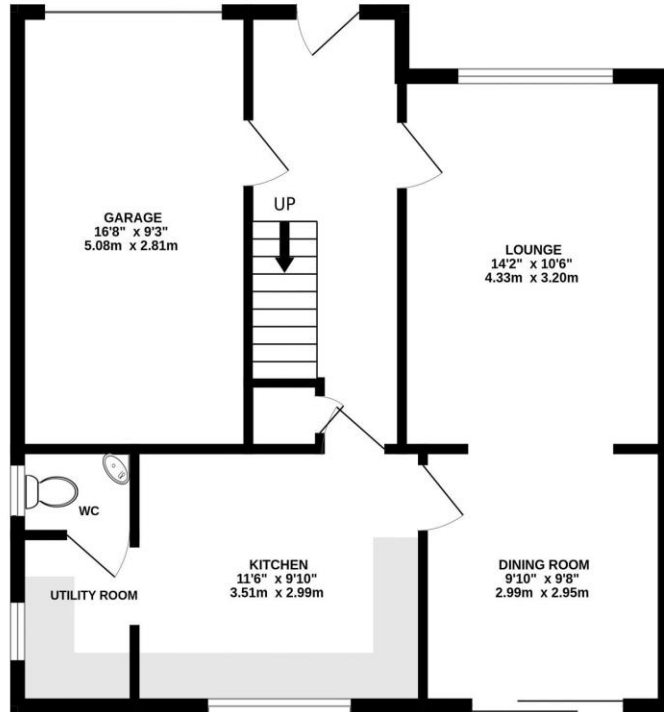
**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

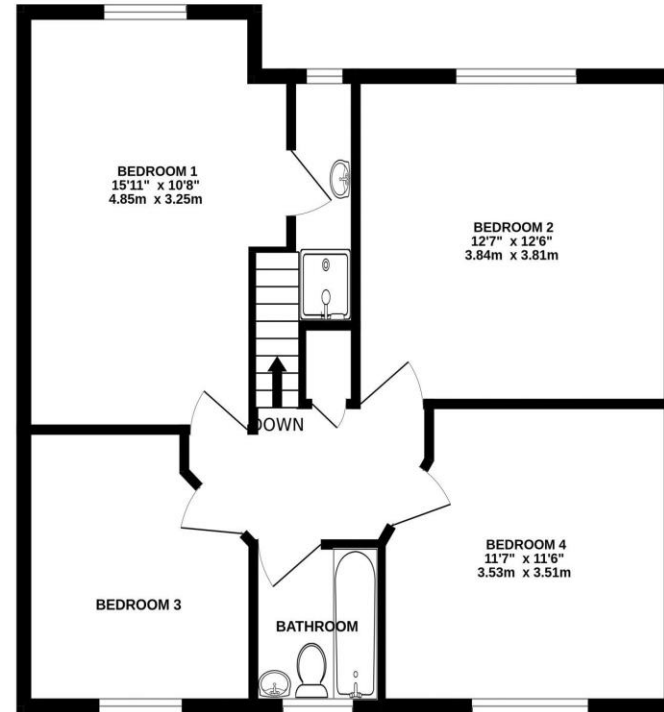
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**GROUND FLOOR**  
658 sq.ft. (61.1 sq.m.) approx.



**1ST FLOOR**  
643 sq.ft. (59.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1301 sq.ft. (120.9 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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