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23 Oakmead Road
Llanharan, Pontyclun,
CF72 9FB

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Asking price **£615,000**

A unique opportunity to purchase a three bedroom detached, single story log cabin within this highly sought-after development, with private Southerly facing garden and views of the lake.

Three bedroom detached executive log cabin

Exclusive and highly sought after unique development

Lifestyle property enjoying a tranquil setting, yet excellent commuting options

Beautifully presented accommodation throughout

Impressive open plan kitchen/dining/living room

Private Southerly facing garden plot including large paved patio entertainment area

Ample parking on paved forecourt

Detached garden room/gym/home office

Viewings highly recommended





This unique three bedroom detached single story log cabin, is situated on a private garden plot within this most sought after gated development. Located in tranquil settings above the conveniently located village of Llanharan with excellent commuting options via road and rail. An internal viewing of this property is essential to appreciate this individual lifestyle home.

The beautifully presented accommodation comprises: ENTRANCE HALL with high gloss porcelain tiled floors. Glazed double doors lead into the impressive open plan KITCHEN/DINING/LIVING ROOM. This spacious room has windows and bifold doors giving access and views into the private rear garden and towards the lake. In the living area is a woodburning stove set within the fireplace. The kitchen offers an extensive range of

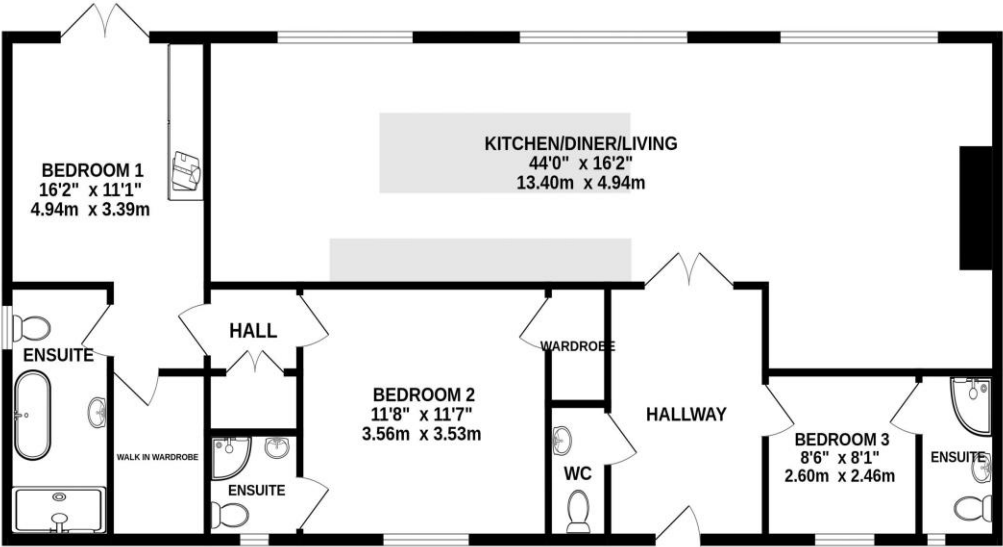
anthracite coloured base, larder, wall mounted and island units, with complimenting white Quartz work surfaces, extending to a breakfast bar on the island. Space and plumbing for Range cooker and American style fridge/freezer. Integrated dishwasher and space for washing machine. The room has light ash effect ceramic tile flooring throughout.

Off the dining area is a hallway with double doors into storage cupboard, flanked by bedrooms one and two. BEDROOM ONE is an impressive room with French doors giving access and views into the rear garden. It has a fitted range of wardrobe furniture plus benefits from a walk-in wardrobe cupboard and an EN-SUITE BATHROOM housing a white four piece suite, which includes a fully tiled shower area with mains powered

rainfall shower, plus a contemporary freestanding style bath. BEDROOM TWO with window to front also benefits from a walk-in wardrobe cupboard with fitted hanging and shelf space plus an ENSUITE SHOWER ROOM housing a white three piece suite including fully tiled corner shower cubicle. BEDROOM THREE is accessed from the entrance hall. It has a window to front and benefits from an EN-SUITE SHOWER ROOM which has window to front and a white three piece suite. Finally off the hallway is a ground floor CLOAKROOM, housing low-level WC and sink unit. Outside the property boasts a generous sized garden plot. To the front is a large brick behaviour forecourt offering ample parking space for many vehicles.

The detached GARDEN ROOM/GYM/HOME OFFICE with bi-fold doors, is a versatile and useful room, which can serve a multitude of uses. The rear garden which lies in a Southerly direction and enjoys views towards the lake, has a large full width paved patio extending from the rear of the property with it's sheltered overhang porch. Steps lead down from the patio to a lawn. The garden is boarded by neat laurel hedgerows and mature woodland.

GROUND FLOOR
1327 sq.ft. (123.3 sq.m.) approx.



TOTAL FLOOR AREA: 1327 sq.ft. (123.3 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 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 up the hill. No.23 will be found along a private driveway.
What3Words: Waving.Simulations.Reboot

Tenure

Freehold

Services

Mains Water, Drainage & Electric. LPG Gas.
Council Tax Band F
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by
appointment through
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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.

