



**hrt**

herbert r thomas

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5 Oakmead Road

Llanharan,

Pontyclun,

CF72 9FB



## 5 Oakmead Road

Asking price **£675,000**

A spacious four bedroom detached log cabin, situated on this exclusive development, enjoying views to front and bordering farmland to rear.

Spacious four bedroom detached log cabin

Unique, exclusive development in idyllic setting

Two reception rooms and large kitchen/dining/living room

Four bedrooms, master with ensuite and family bathroom

Far reaching rural views over development and beyond

Landscaped rear garden bordering farmland

High quality fitted kitchen with integrated appliances

Ample off road parking

Converted garage into home office/gym room









The ENTRANCE HALL with stairs rising to the first floor, is open plan to the generous sized LOUNGE. Exposed wood floors throughout, powder coat grey. Aluminum bi-fold doors to front enjoying far reaching views. A woodburning stove is set within an exposed, reclaimed brick fireplace with large beamed mantle.

At the rear of the property is the impressive open plan KITCHEN/ DINING/ LIVING ROOM with two windows including large fixed picture window and large sliding doors, giving access and views into the rear garden. The room has high gloss white porcelain tiled floors. The kitchen offers a range of high gloss, stone effect fronted base, larder and wall mounted units with contrasting high gloss white central island units. Integrated oven, microwave oven, warming drawer, induction hob, fridge/freezer, dishwasher and wine cooler.

Off the kitchen is the SITTING ROOM/ STUDY which is dual aspect with window to side plus fitted picture window to front enjoying the same views as the lounge. The room has exposed wood flooring and feature wood panelling to one wall, plus display shelving. The UTILITY ROOM with glazed door and window to side plus further door to rear has a range of base and wall mounted units, integrated washing machine and tumble dryer. Wall mounted central heating boiler.

The first floor LANDING with loft inspection point gives access to the bedroom accommodation. BEDROOM ONE is a generous sized dual aspect bedroom with dormer window to front plus arched window to side. The room benefits from an upgraded EN-SUITE/WETROOM with a mains powered, rainfall shower and glazed shower

screen, sink unit with storage below and low-level WC with full tiling to floor and walls. Door into walk-in wardrobe cupboard with fitted hanging space. BEDROOM TWO and BEDROOM FOUR are also located at the front of the property with dormer windows enjoying the fantastic country views. BEDROOM THREE with window to rear has a range of wardrobe cupboards plus airing cupboard. The FAMILY BATHROOM with window to rear has a white four-piece suite which includes; modern freestanding roll top bath with central mixer tap/shower attachment, corner shower enclosure with power shower fitted, large 'Belfast' style sink unit with storage below. Views over the rear garden and into the field beyond. The room has travertine tiled floors and extensive tiling to walls and large fitted mirrors.

To the front of the property is an open plan lawned garden with paved patio/pathways with sheltered overhang extending along the front of the house leading to the entrance door. At the rear, a flagstone patio also with overhang extending the length of the property, leading out to a lawned garden which borders onto farmland, offering a range of mature trees and shrubs. To the side of the property is a driveway with parking for 3/4 vehicles ahead of a semi-detached single GARAGE/ WORKSHOP which has been converted into a home study/gym with bi-folding doors into the garden.





## 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. After entering the development follow the road and bear left, No'5 will be found on the left.

What3words: ember.sprint.sensitive

## Tenure

Freehold

## Services

Mains water and electricity, LPG gas

Council Tax Band G

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through  
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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
**01446 772911**  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926

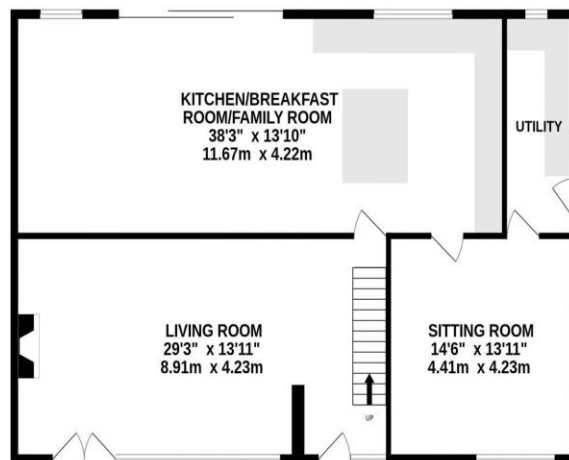
**RICS**

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.

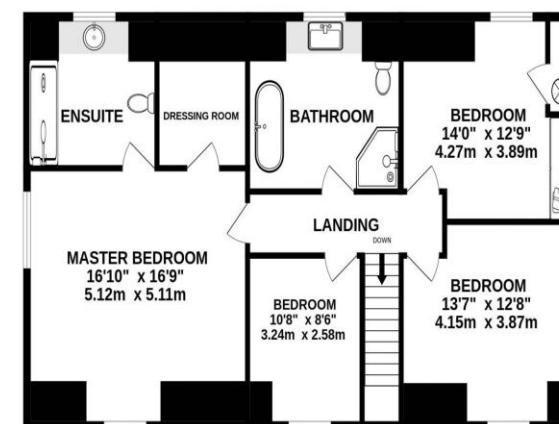




GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR  
983 sq.ft. (91.4 sq.m.) approx.



TOTAL FLOOR AREA : 2435 sq.ft. (226.2 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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