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27 Ffordd Y Dolau
Llanharan, Pontyclun,
CF72 9ZD

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Asking price **£449,950**

A greatly extended and fully refurbished four bedroom detached house presented to an extremely high standard with large enclosed landscape rear garden.

****OPEN HOUSE BY APPOINTMENT ONLY**** Saturday 22nd March 11am-1pm

Modern four bedroom detached house

Greatly extended and remodelled by the current owners

Presented to an extremely high contemporary standard

Hugely impressive lounge/dining room/kitchen breakfast room

Separate sitting room, utility room and ground floor cloakroom

Four double bedrooms, two with en-suite shower rooms plus a family bathroom

Enclosed low maintenance rear garden

Off-road parking for 2/3 vehicles

Viewings highly recommended





****OPEN HOUSE BY APPOINTMENT ONLY**** Saturday 22nd March 11am-1pm This stunning four bedroom detached family home has been greatly extended and fully refurbished by the current owners. It offers generous sized living and bedroom accommodation finished to a high-quality contemporary style.

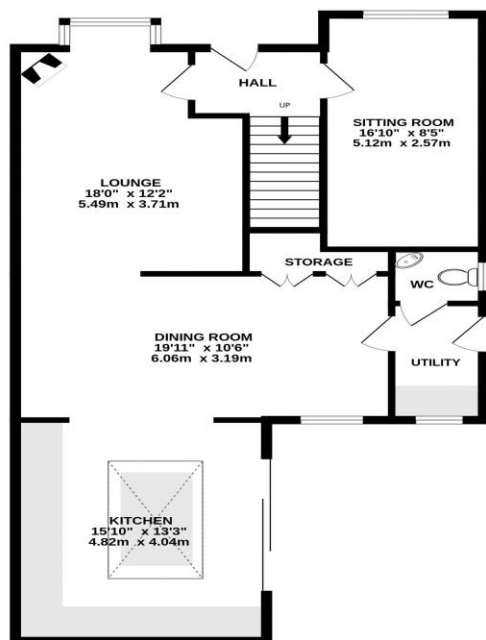
The accommodation comprises of an ENTRANCE HALL with exposed oak herringbone woodblock flooring which continues throughout the living accommodation. Stairs to the first floor. LOUNGE with bay window to front with fitted window seat, enjoying far reaching views. A contemporary woodburning stove sits on a slate hearth. The room has feature decorative wood panelling to walls. The lounge is open to the large dining room. This impressive reception area has a fixed window to rear overlooking the patio. Fitted range of storage and display shelving units include double doors leading into the understairs storage cupboard.

The DINING ROOM is open plan to the impressive KITCHEN/BREAKFAST ROOM extension. Bifold doors leading to the patio and flooded with light from the lantern skylight. The skylight has an electric operated blackout blind fitted. The kitchen offers an extensive range of fitted base, larder and wall mounted and island units, with complementing marble work surfaces with splashback tiling over. Integrated double Belfast style sink unit with mixer tap over and fitted macerator. Microwave oven, dishwasher, and wine cooler. Space and plumbing for a range cooker with fitted cooker hood over and an American style fridge freezer. The kitchen has ceramic tiled flooring with underfloor heating. The UTILITY ROOM has a window to rear and glazed door to side, it has space and plumbing for white goods. Off the utility room is a ground floor CLOAKROOM, housing a white two piece suite. A separate SITTING ROOM is situated off the hallway in what was once the integral garage. It has a window to front.

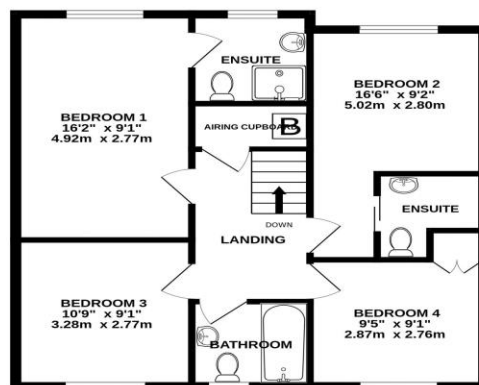
The first floor LANDING with loft inspection point plus generous sized airing cupboard housing a Worcester gas fired combination boiler. The first floor has four double bedrooms and a family bathroom. BEDROOM ONE and BEDROOM TWO are both comfortable doubles, which benefit from ENSUITE SHOWER ROOMS. Both Ensuites and the family bathroom, have undergone full renovation and are finished to an extremely high standard. The two Ensuites, have white three-piece suites, including mains powered rainfall showers. The ensuite to bedroom one has full tiling to floor and walls. The FAMILY BATHROOM has a white three piece suite which includes a panel bath with mains powered rainfall shower over. BEDROOM THREE and BEDROOM FOUR flank the family bathroom at the rear of the house. Bedroom four has a built-in double wardrobe.

Outside to the front of the property is off-road parking for 2/3 vehicles and an Astroturf forecourt garden. To the side of the property is an attached timber frame garden shed, benefiting from power and lighting. The rear garden has also undergone significant improvement by the current owners. It offers a paved patio which extends from the kitchen/breakfast room benefiting from outside lighting and speaker system, plus outside water taps. Broad steps lead up to a large South facing Astroturf garden boarded by overlap wood fencing

GROUND FLOOR
894 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1542 sq.ft. (143.3 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 signposted Pencoed. Proceeded over to roundabouts, At the third roundabout, take the third exit. Continue on this road passing over three roundabouts. At the fourth roundabout Take the third exit, Proceeded up the hill, then take the first exit left, At the junction turn left and follow this road as it bears left with number 27 will be found on the left-hand side

What3words: boating.tricycle.mows

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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