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3 The Oaks
Llanharry Road,
Llanharan, Pontyclun, CF72
9RN

3 The Oaks Llanharry Road

Asking price **£550,000**

A well-presented four double bedroom detached family home set on a larger than average garden plot, conveniently located midway between Llanharan and Llanharry.

Extended four double bedroom detached family home.

Well-presented and maintained accommodation throughout.

Two reception rooms plus kitchen/breakfast room.

Rear hall/utility room with ground floor cloakroom off.

Four generous sized double bedrooms to first floor.

Bedroom one with en-suite bathroom plus balcony.

Well-appointed family bathroom with four piece suite.

Ample off-road parking plus integral single garage.

Larger than average enclosed rear garden, extensively lawned, with paved and decked sitting areas.

Viewings highly recommended.





This, extended four double bedroom detached family home is offered to the market for the first time in over 20 years. It offers well-presented and maintained accommodation throughout, plus a larger than average garden plot.

The accommodation briefly comprises: An ENTRANCE HALL with stairs rising to the first floor. It has wood block flooring which continues into the HOME OFFICE/STUDY which has a picture window, enjoying far reaching countryside views to front. The dual aspect LOUNGE with picture window to front, plus glazed patio doors leading into the rear garden has exposed oak wood flooring. A woodburning stove is set within an exposed reclaimed brick fireplace. The modern fitted KITCHEN/BREAKFAST ROOM offers a range of powder coated Sage base and larger units with marble work surfaces extending to a breakfast bar with space before stools. Integrated Bosch double ovens, Smeg induction hob with cooker hood over. Ceramic tiled flooring, door into useful under stairs storage cupboard. Space and plumbing for fridge/freezer. A stable style door leads into the SIDE HALL/UTILITY ROOM. Part glazed door to front and part

glazed door and window to rear. Window giving access into the rear garden. Fitted range of base units with space and plumbing below work surfaces for washing machine/tumble dryer. Worcester oil fired central heating boiler. Bi-fold doors into ground floor cloakroom, housing a low-level WC.

Off the side hallway is a single GARAGE/WORKSHOP with a remote controlled section up and over door from the driveway with wall mounted units and shelving.

The first floor LANDING with light oak and glass balustrade, has a loft inspection point and gives access to the bedroom accommodation. BEDROOM ONE has French doors enjoying views to front and access onto a balcony. The room has herringbone design flooring plus feature wood panelling to dado height. Double sliding doors lead into the EN-SUITE BATHROOM which has a white four piece suite including; double ended panel bath, plus double shower cubicle with rainfall and handset showers. The room has ceramic tile flooring and extensive tiling to

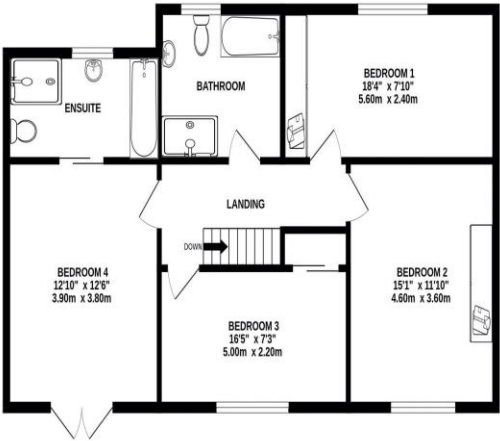
walls. Bedrooms two and three are both comfortable double bedrooms, located at the front of the property, enjoying the same fire reaching views as bedroom one. BEDROOM TWO has a fitted range of wardrobe furniture. BEDROOM THREE has sliding doors into a built-in double wardrobe cupboard. BEDROOM FOUR is also a comfortable double bedroom with window to rear, overlooking the garden. It benefits from a full bank of fitted wardrobe units with hanging and shelved space. The well-appointed FAMILY BATHROOM. has a double ended panel bath, plus fully tiled double shower cubicle with rainfall and handset showers fitted. The room has vinyl wood effect flooring plus extensive ceramic splashback tiling to walls.

Outside: To the front of the property is a large paved driveway with ample parking space for several vehicles bordered by brick walling and wrought iron railings. To the rear, the enclosed garden offers an Indian sandstone laid patio which extends from the rear of the property out onto an L shaped lawn. This is boarded by block walling and overlap wood fencing. Within the garden is a large decked entertainment space with fitted gazebo. Detached garden SHED/WORKSHOP plus greenhouse.

GROUND FLOOR
910 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 1689 sq.ft. (156.9 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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Directions

From Cowbridge travel north towards Pontyclun. After passing over the M4 in Talygarn, Turn left signposted Llanharry. Proceed into the village, After passing the Spar, turn right signposted Llanharan. Continue on this road for approximately 3/4 of a mile With the property will be located on the right hand side indicated by our for sale board. What3words: signal.blink.crackled

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

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