



26 Oakmead Road
Llanharan, Pontyclun, CF72 9FB

Watts
& Morgan



26 Oakmead Road

Llanharan, Pontyclun,
RCT, CF72 9FB

Guide price: £750,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

An exceptional family home, significantly extended to provide outstanding and understated accommodation throughout and must be viewed to be most fully appreciated. Lounge opening directly onto south-facing decked seating area, kitchen/living/dining area to the very heart of the house offering a wonderfully light, airy open plan space. Principal bedroom with en suite shower room and mezzanine study /dressing area over, three further double bedrooms and contemporary bathroom. Well tended gardens including a superb summer house / gym / home office. Off-road parking and garage.

Directions

On entering the village of Llanharan, turn immediately by the 'High Corner' public house into Talyfan Lane. Travel for about ¼ of a mile, continuing into Seymour Avenue and then bearing left again into Oakmead Road / Meiros Valley. On entering the site, bear right after the lake and continue to the next junction, bearing right again. No 26 will be to your left after a short distance.

- Cowbridge 7.3 miles
 - Cardiff City Centre 13.3 miles
 - M4 (J34, Miskin) 5.2 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

- * 26 Oakmead Road is an outstanding Canadian log cabin within this exclusive private development.
- * It has been thoughtfully and significantly extended with these additions providing superb extra spaces, blending in extremely well with the original vision of the property within in its unique location.
- * The entrance hallway has doors leading to the lounge and to the kitchen/living/dining space with further doors opening into a WC and to a store cupboard.
- * The lounge benefits from bi-fold doors looking out over, and opening directly onto, a south facing sheltered timber deck.
- * The largest living area for the property is a simply stunning kitchen/living/dining space open to the pitch of the roof with Velux skylight providing great natural illumination.
- * This space is of distinct living and kitchen areas, the kitchen being a stylish, contemporary Sigma 3 kitchen with quartz work tops and integrated appliances to remain including hob, twin ovens, fully integrated dishwasher, fridge and freezer.
- * An adjacent utility room provides additional storage and space/plumbing for a washing machine, dryer and also for an additional fridge freezer.
- * The family living space is directly open to the kitchen and, like the kitchen, is open to the pitch of the roof.
- * Both the kitchen and this living area open directly onto an east facing decked seating area, ideally positioned to catch the morning sunshine. Views from the deck are superb.
- * Accessed from the living space is an inner hallway off which the four bedrooms and family bathroom are located.
- * The principal bedroom has its own en suite shower room with Roca fittings and walk-in shower; it features, as a bonus, stairs leading to a mezzanine dressing area /study with attic storage space beyond.
- * The three additional bedrooms are all doubles and all have use of a contemporary bathroom with bath and separate walk-in shower cubicle.

GARDENS AND GROUNDS

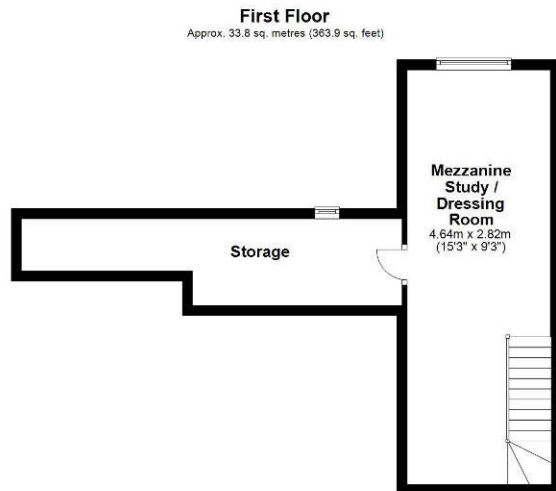
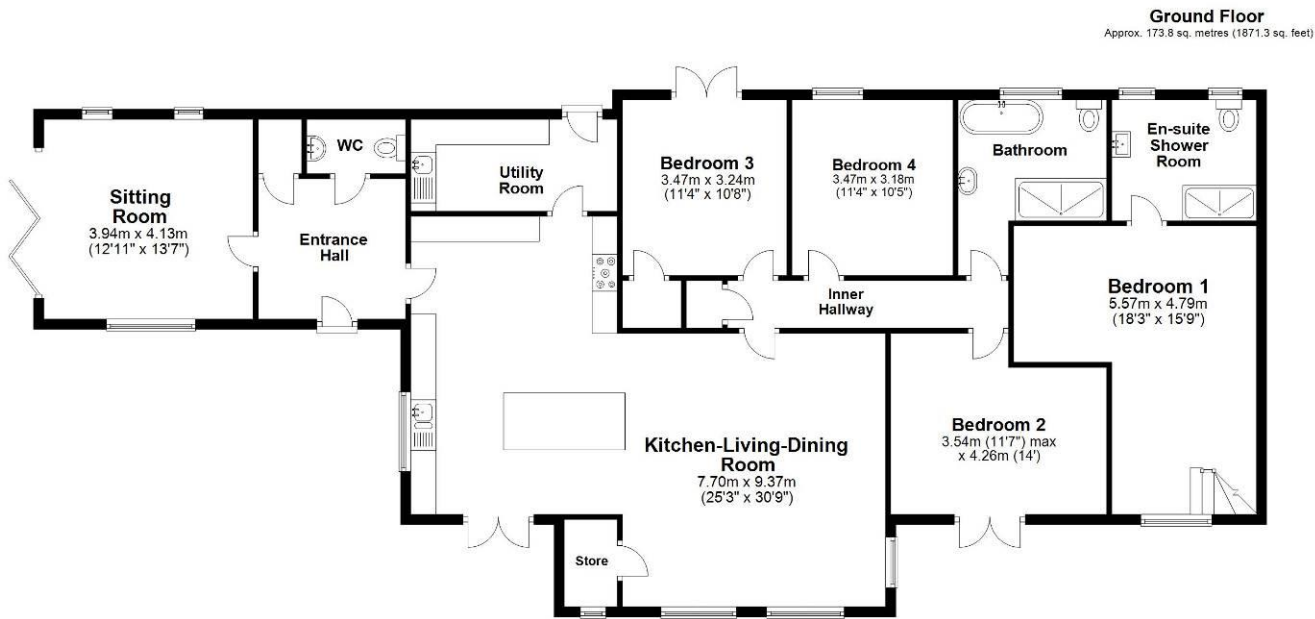
- * A sizable, block-paved off-road parking area fronts the property with ample room for at least three cars. Electric car charging point to remain.
- * An up and over door leads into a garage (approx. max. 6m x 3.3m). The garage has been partially sub-divided to create an initial large storage space and a secondary store room, to it's rear.
- * Timber steps lead up to the entrance doorway with this timber decking extending from here to both the south facing deck and also to a larger deck fronting the property accessed from the kitchen/ living/dining space.
- * To the rear of the property is a covered walkway. Steps lead to an especially sheltered corner of the garden with paved area including hot tub (to remain).
- * To the other, far corner of the garden is a superb, bespoke summer house/multi-use home gym (approx. max. 4m x 4.45m) with power connected. This is currently used as a home gym but suitable for many and varied uses and enjoy far reaching views over Meiros Valley to hillsides beyond.

ADDITIONAL INFORMATION

Freehold. Mains electric and water connect to the property. LPG Gas-fired central heating. All residents of Meiros Valley have a share of the ownership of the Resident's Association and contribute a £150 per month 'service charge'. This covers private water supply and sewerage charges and maintenance of communal areas including roadways, grass cutting, paths and woodland. Electrical vehicle charging point to remain. Council Tax: Band G

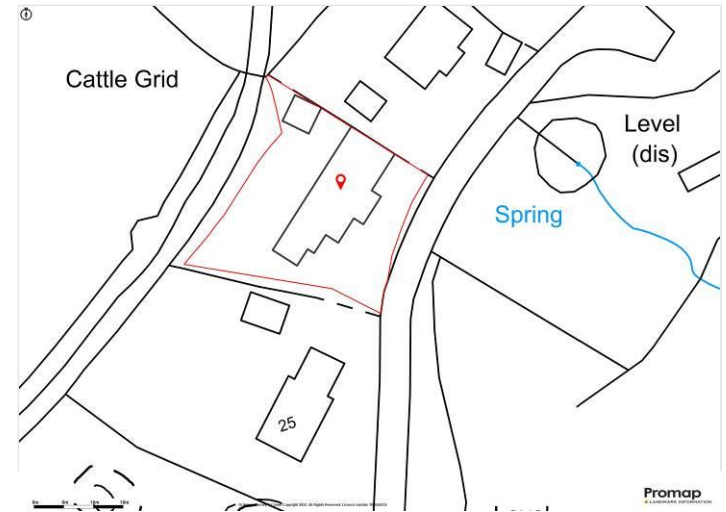
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Total area: approx. 207.7 sq. metres (2235.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	58	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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