



6 Oakmead Road, Meiros Valley,
Llanharan, Pontyclun, Rhondda Cynon Taff, CF72 9FB

Watts
& Morgan



6 Oakmead Road, Meiros Valley,

Llanharan, Pontyclun, RCT, CF72 9FB

Guide price: £599,950 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A Canadian-style log cabin in this unique development enjoying fine views over Meiros Valley and, to the rear, over farmland. Impeccably presented accommodation includes: sitting room, open-plan kitchen/living/dining space looking out over, and opening onto, the rear garden. Also ground floor utility room and cloakroom/WC. To the first floor: principal double bedroom with en suite shower, two further bedrooms and family bathroom. Garage converted to provide a superb living-work space with shower/ WC and store room over. Large decked seating area to the front and an additional deck to the rear opening onto a larger area of lawn. Driveway parking.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Meiros Valley is a unique setting, close to the village of Llanharan and within easy reach of Talbot Green and the M4 at Junction 34. The Canadian style log cabins are positioned to overlook Meiros Valley and communal grounds and, to the far distance hillsides and common land. The accommodation is impeccably presented. Flagstone paved steps lead from the driveway to an especially large composite decked seating area fronting the property. From here there are superb views over the development onto the lake and hillsides beyond. A covered verandah running the width of the front of the property opens into a ground floor hallway from which stairs lead to the first floor and doors opening to a family sitting room and to the principal kitchen/living/dining space. The sitting room positioned to the front corner of the property is currently used as a family room/playroom and would suit any number of varied uses. The L-shaped kitchen/living/dining space is a significantly large area enjoying a dual aspect, with windows to the front deck and french doors looking out over and opening onto the rear gardens. Open-plan to the dining area is the kitchen space including a great range of fitted units with matching wall cupboards and central island. 'Belling' range cooker and American-style fridge/freezer both to remain by separate negotiation; fully integrated dishwasher to remain. An adjacent utility room has space/plumbing for a Miele washing machine (to remain) and a dryer (not included). A door leads from here to a cloakroom/WC with another door from the utility area opening to the side elevation.

To the first floor the landing area has doors leading to the bedrooms and to the bathroom. Originally a two bedroom property, one of the large bedrooms has been sub-divided to create two smaller rooms both still single rooms. It is possible to re-instate if required. The largest, principal bedroom is a good double with fitted storage and its own en suite shower and basin. Family bathroom includes a stylish 3-piece bathroom suite.

Additional information

Freehold. Mains electric and water connect to the property. 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. Council Tax Band 'F'. Planning permission granted (RCT Council Planning reference 22/0246/10) for the conversion of the garage (completed) and a ground floor extension to the property. Plans available for inspection,



Garden & Grounds

From the lane running through the Meiros Valley development, a driveway parking area leads past a section of lawn and to steps leading to the deck fronting the property. The driveway continues to the side of the property, leading to the former garage now converted into extremely usable and flexible additional accommodation. The large decked seating area to the front has been re-laid with composite deck and extends around to one side of the property, to the side entrance doorway and to the rear garden. The rear garden is a wonderfully proportioned area including a further decked seating area accessed from the kitchen/living/dining space leading, in turn, onto a larger area of lawn. Steps lead down from the garden to the entrance way into the former garage. There is an additional slate chipped seating area to the rear of

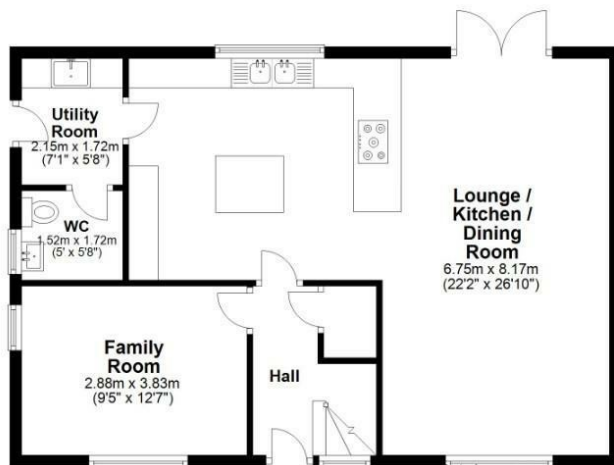
Additional Information

The original garage has been converted in the last 12 months with the appropriate planning permission to provide a highly useful additional work / living space. The ground floor is one single light filled room currently used as a home study/seating area with tall glazing panels looking out over the driveway. It has its own shower/cloakroom; a staircase leads to an additional large store room to the first floor

Annexe Ground Floor
Approx. 19.8 sq. metres (213.2 sq. feet)



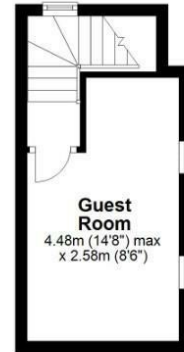
Ground Floor
Approx. 67.4 sq. metres (725.4 sq. feet)



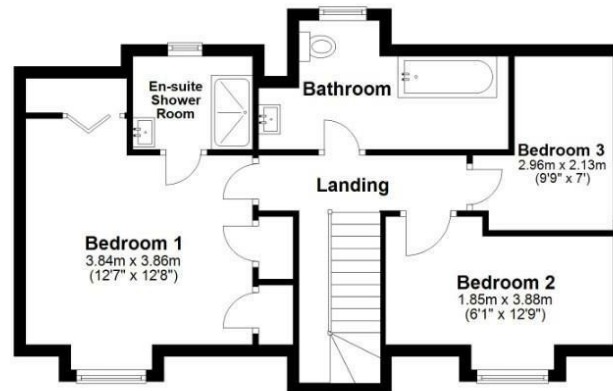
Total area: approx. 150.8 sq. metres (1623.3 sq. feet)

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

Annexe First Floor
Approx. 13.9 sq. metres (149.2 sq. feet)



First Floor
Approx. 49.7 sq. metres (535.5 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (55-68) | D | | |
| (39-54) | E | 46 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & 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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