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Oakmead Road, Llanharan Pontyclun  
£590,000

 **peter  
alan**

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# About the property

We are delighted to present this impeccably well presented, Canadian- Style detached family home with an additional multi-purpose detached annex, nestled in the highly sought- after and picturesque gated community of Meiros Valley. This exceptional residence combines style, comfort, and breathtaking surroundings.

The property boasts generous accommodation throughout, featuring two spacious reception rooms. Their open- plan layout creates a seamless flow, enhancing the sense of space and natural light. The well designed and well-equipped kitchen serves as the heart of the home, combining style and functionality. In addition to this there is a handy utility room and a downstairs WC.

Additionally, the property offers three well-proportioned bedrooms, providing ample space for the whole family. A modern shower room and a spacious family bathroom add both style and convenience, ensuring comfort for every day living.

One of the property's stand out features is the two-storey detached annex, offering incredible versatility. This flexible space adapts effortlessly to suit a variety of needs.

To the front of the property, a spacious decked area offers wonderful views across the Valley, providing the perfect spot to relax and take in the surroundings. At the rear, a spacious garden laid to lawn features a patio area perfect for outdoor dining, all while offering views as it backs onto the farmland. Meiros Valley is an exclusive gated community making it an idyllic place to live.



## Accommodation

### Lounge

12' 4" x 10' 1" ( 3.76m x 3.07m )

### Utility Room

5' 5" x 7' 2" ( 1.65m x 2.18m )

### Kitchen /Living Space

### Bedroom One

13' 1" x 11' 8" ( 3.99m x 3.56m )

### Bedroom Two

12' 7" x 7' 2" ( 3.84m x 2.18m )

### Bedroom Three

7' 5" x 9' 8" ( 2.26m x 2.95m )

### Annex Ground Floor

19' x 11' 1" ( 5.79m x 3.38m )

### Annex Bedroom

14' 7" x 8' 5" ( 4.45m x 2.57m )

### Service Charges

Services & Tenure - Freehold. There is a management company responsible for communal areas. The service charge is approximately £150 per month, which fully covers water rates, maintenance of all of Meiros Valley, upkeep of electric gates and roads, as well as lawn







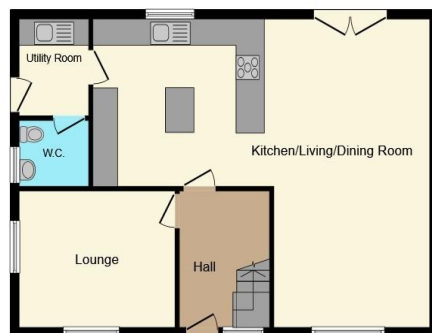
mowing and landscaping of communal public open spaces. As a buyer, you will become a part owner and resident of Meiros Valley Ltd. The ground floor features underfloor heating.





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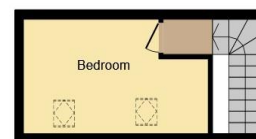
**Ground Floor**



**First Floor**



**Annex Ground Floor**



**Annex First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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