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4 School Terrace
Llanharan
Pontyclun
CF72 9PU

4 School Terrace

Asking price **£229,995**

Situated in the village of Llanharan, this home offers spacious living with excellent transport links and access to highly regarded local schools. With a private garden, it's an ideal property for families or professionals looking to settle in a well-connected community.



Spacious family home in Llanharan

Excellent transport links

In catchment for highly regarded schools

Fitted kitchen

Three bedrooms and modern fitted bathroom

Good size garden plot and parking

Views across Llanharan





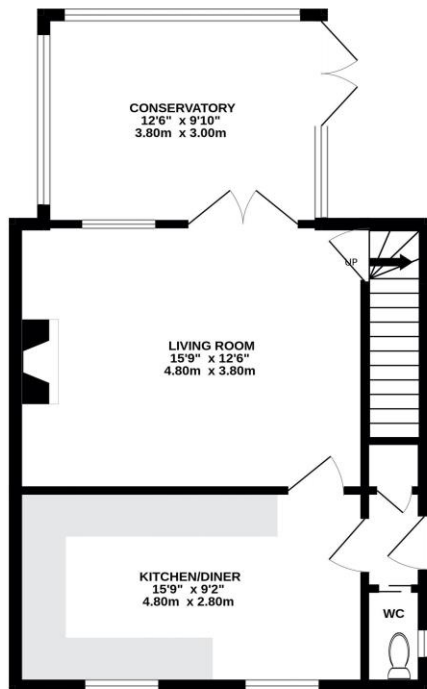
As you enter through the uPVC double-glazed door you step into the ENTRANCE HALL, a side window allows natural light to flow in, while the staircase leads to the first floor. The LOUNGE is a good space with fitted carpet, dado rail, and a gas fireplace with surround. A large double-glazed window looks into the CONSERVATORY, tiled flooring, fitted blinds, and French doors leading out to the garden, frosted glass panels add privacy and radiator. From the lounge, you step into the KITCHEN with a grey tiled floor and speckled worktops. The kitchen is fitted with a

stainless-steel sink and mixer tap, integrated fridge/freezer, oven and grill, plus a separate gas hob with extractor fan. Ample cupboards and drawers provide storage, and there is space for both a washing machine and dryer. Two double-glazed windows overlook the garden, filling the space with light. Adjoining the kitchen is a convenient downstairs W/C with wall tiles, frosted window, and fitted blinds. The British Gas boiler is housed here, along with a useful storage cupboard/pantry opposite.

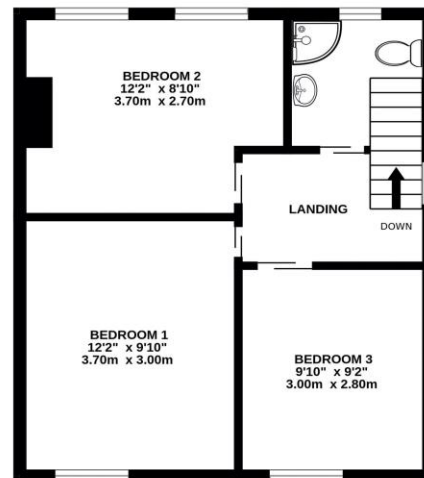
Upstairs, the LANDING is carpeted throughout with loft access and a uPVC window overlooking the garden. BEDROOM ONE is a spacious double with fitted wardrobes, and a double-glazed window and radiator. BEDROOM TWO is another generous double, featuring carpet flooring, and two double-glazed windows with views across Llanharan. A small cupboard with shelving adds storage. BEDROOM THREE, has fitted carpet, wardrobe, radiator, and a double-glazed window. FAMILY BATHROOM, finished with a grey tiled floor and marble-effect wall tiles to the ceiling. Includes a corner shower cubicle, sink with cupboard and mixer tap, WC with push-button flush, chrome towel radiator, and frosted double-glazed window.

The property benefits from a private tiered garden, accessible via the conservatory's French doors, front door and back door off the kitchen, offering a pleasant space with astroturf and decking area with added storage and greenhouse. The property also benefits from car parking to the front and rear of the property.

GROUND FLOOR
515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA - 910 sq.ft. (84.6 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 sign posted Pencoed. Proceed over the next two roundabouts. At the third roundabout, take the third exit and follow this road into and through Llanharan village. After crossing over the railway bridge turn left onto Chapel Road and then take the right onto Tredegar Avenue follow the road up and take the turning onto Brook Terrace where the property will be on your left hand side sign posted via our for sale board.

What3words: lamplight.guard.blushes

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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