



**hrt**

herbert r thomas

[hrt.uk.com](http://hrt.uk.com)

6 Blackthorn Court

Llanharry

Pontyclun

Rhondda Cynon Taf

CF72 9WU

## 6 Blackthorn Court

Asking price **£350,000**

A well presented, modern four bedroom detached family home with many added extras, situated in a sought after development on the periphery of Llanharry.

Modern detached family home.

Well-presented accommodation throughout.

Generous extended living accommodation.

Lounge open plan to dining room and study.

Kitchen, utility room and ground floor cloakroom.

Four bedrooms to first floor, one en-suite and bathroom.

Off-road parking and lawn garden to front.

Enclosed landscape, low maintenance rear garden with mature shrub and flower borders.

Sold with vacant possession and no upward chain.





This well presented, modern, four-bedroom detached family home has undergone significant improvements by the current owners. Including the original garage being converted into an extra reception room. The property has plantation shutter blinds throughout and surround sound speaker system. The accommodation briefly comprises: an entrance HALLWAY with engineered oak wood flooring. Stairs to first floor. Part wood panelling to walls. Fitted storage cupboard. The KITCHEN with window to front has a fitted range of base and wall-mounted units including glazed display cabinets. Integrated double oven, four ring gas hob with cooker hood over, fitted stainless steel breakfast bar, ceramic tile flooring - which continues into the utility room. UTILITY ROOM with pedestrian door to side. Further fitted range of base units and rolltop worksurface matching kitchen, with space and plumbing for white goods. Wall-mounted central heating boiler.

The LOUNGE with bay window to rear enjoying views over the garden, has a feature fire set in an ornate stone fireplace. The lounge is open plan to the DINING ROOM (original garage) which has a window to front aspect, plus STUDY which has French doors leading into the rear garden and has wall-mounted glazed display cabinets. The reception rooms have a continuation of the same oak flooring as the entrance hall. The lounge and dining room have part wood panelling to walls. Finally off the hallway is a ground floor cloakroom housing a white two-piece suite with part wood panelling/part ceramic tiling to walls.

The first floor LANDING with loft inspection point, gives access to the bedroom accommodation. BEDROOM ONE and BEDROOM TWO are both located at the front of the property. Both bedrooms benefit from built-in bedroom furniture, including mirror fronted wardrobe unit units. Bedroom one also benefits from an EN-SUITE SHOWER ROOM with a mains power shower, set in a fully tiled cubicle, low-level WC and pedestal wash hand basin. BEDROOM THREE AND BEDROOM FOUR are located at the rear of the property. The FAMILY BATHROOM has a white three-piece suite comprising panel bath with mains rainfall and handset showers fitted, low-level WC, pedestal wash and basin and door into airing cupboard.

Outside, to the front of the property is a paved driveway with parking space for one vehicle. A lawn garden is boarded by neat shrub hedgerows. To the rear is a low maintenance tiered garden , which is extensively decked, with mature shrub and flower borders. Within the garden is a storage shed, fitted gazebo and external power points.





### Directions

From Pontyclun travel through Brynsadler and turn right onto the Llanarry Road. Continue on this road into and through Llanharry village. At the mini roundabout by the comprehensive school turn left into Blackthorn Court, Number Six will be found on the left left-hand side indicated by our for sale board.

What3words:

Firepower.Topics.Sleepers.

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

The Toll House, 1 Derwen Road, Bridgend,  
Mid Glamorgan, CF31 1LH  
01656660036  
[bridgend@hrt.uk.com](mailto:bridgend@hrt.uk.com)

**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



**AWAITING FLOORPLANS**

