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1926 - 2026

37 Clos Rhys Meurug, Capel Llanilltern

£550,000

37 Clos Rhys Meurug

A Charles Church built five-bedroom detached executive family home with spacious living and bedroom accommodation, ideally positioned within a sought-after and conveniently located development.

Council Tax band: G

Tenure: Freehold

- Charles Church built, detached executive property.
- Prime, periphery of development location.
- Views to front over Neighbouring Greenbelt.
- Proportioned living and bedroom accommodation ideal for a large or growing family.
- Two reception rooms plus impressive open-plan kitchen/dining/living room.
- Utility room and ground floor cloakroom.
- Five bedrooms to 1st floor, 4 x doubles and 1 x single currently used as Home office.
- Principal bedroom with fitted wardrobes and ensuite bathroom.
- Enclosed landscaped rear garden.

From junction 34 of the M4 travel north signposted Llantrisant. At the traffic lights turn right. Continue on this road through the village of Groesfaen Towards Cardiff. At the traffic lights turn right into the development. Take the first right onto Clos Rhys Meurug, Proceed to the end of this road and turn left where No. 37 will be found on the left-hand side.



This modern Charles Church built five bedroom detached family Home is situated in a prime location within this sought after and conveniently located development. The Property is situated on the periphery of the development with views to front into Greenbelt and with only one passing Neighbour.

The accommodation is well proportioned and ideal for a large or growing family. The central entrance hallway is flank by two reception rooms. The **LOUNGE** and **STUDY** both enjoying views to front.

The impressive open plan **KITCHEN/DINING/LIVING ROOM** spans the full width at the rear of the property and enjoys views and access into the garden. Within the kitchen is a fitted range of base and wall mounted unit units with complementing work surfaces and splashback. Integrated oven with hob and cooker hood above plus dishwasher. Space and plumbing for American style fridge/freezer. Off the kitchen is a **UTILITY ROOM** with further fitted units plus space and plumbing for washing machine and tumble dryer and houses the central heating boiler.

Finally off the **HALLWAY** is a ground floor **CLOAKROOM**, housing a white two-piece suite.

Stairs with useful under stage storage cupboard below rise to the first floor accommodation.

The landing with loft inspection point gives access to the bedroom accommodation. The Property offers five bedrooms, four of which are double bedrooms.

BEDROOMS ONE and **THREE** are located at the front of the house, enjoying views into Greenbelt.

BEDROOM ONE benefits from built-in wardrobe cupboards plus an **ENSUITE BATHROOM** with a white four piece suite including panel bath, double shower cubicle, Low-level WC and sink unit. The three remaining bedrooms all have views over the rear garden and development beyond.

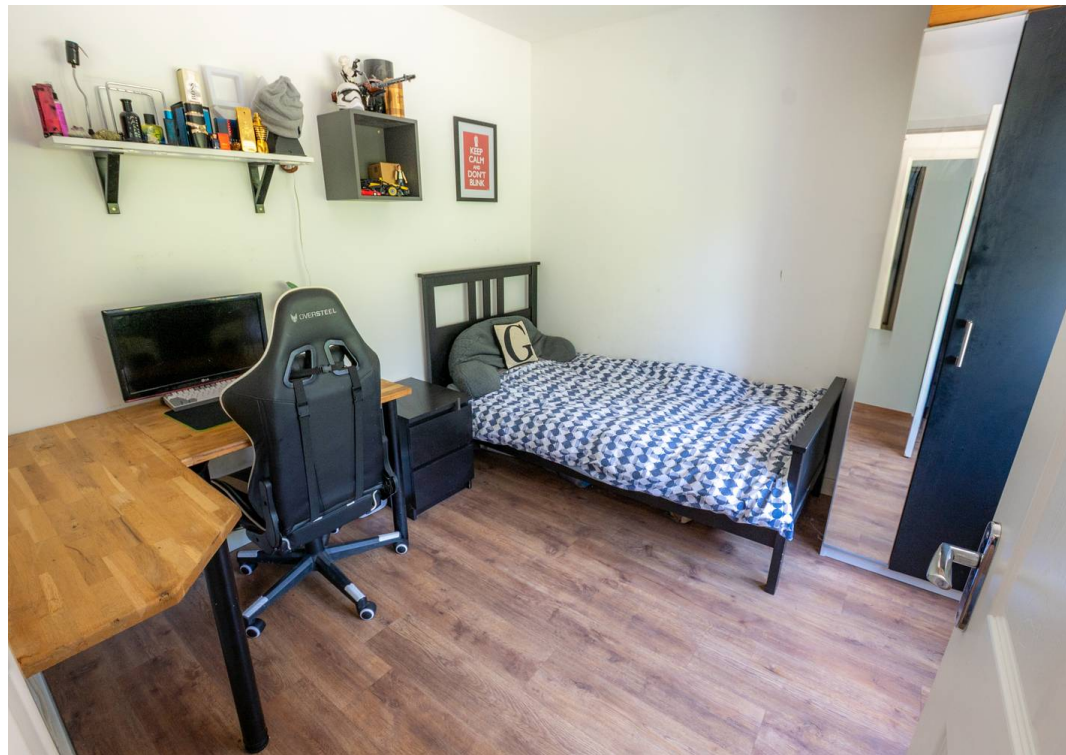
The **FIFTH BEDROOM** is a single bedroom currently used as a home office.

The **FAMILY BATHROOM** with white four piece suite also benefits from a panel bath and separate double shower cubicle.

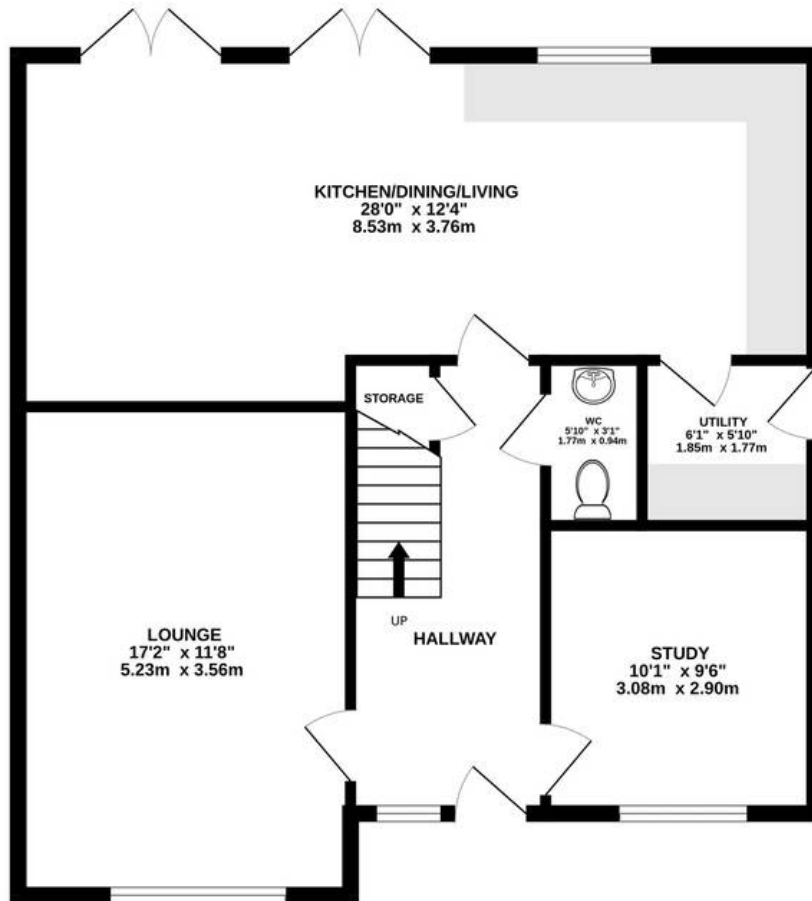
Outside: To the side of the house is a **DETACHED DOUBLE GARAGE** with two single up and over doors from the **DRIVEWAY**. It benefits from power and lighting and has a pedestrian door rear. Ahead of the garage is parking space for four vehicles. To the front of the property is an open plan forecourt garden.

The rear garden has been fully landscape since new. It offers a composite decked patio which extends from the rear of the house out onto a lawn. Beyond the lawn is space for a children's play area. The gardener is boarded by wood fencing.

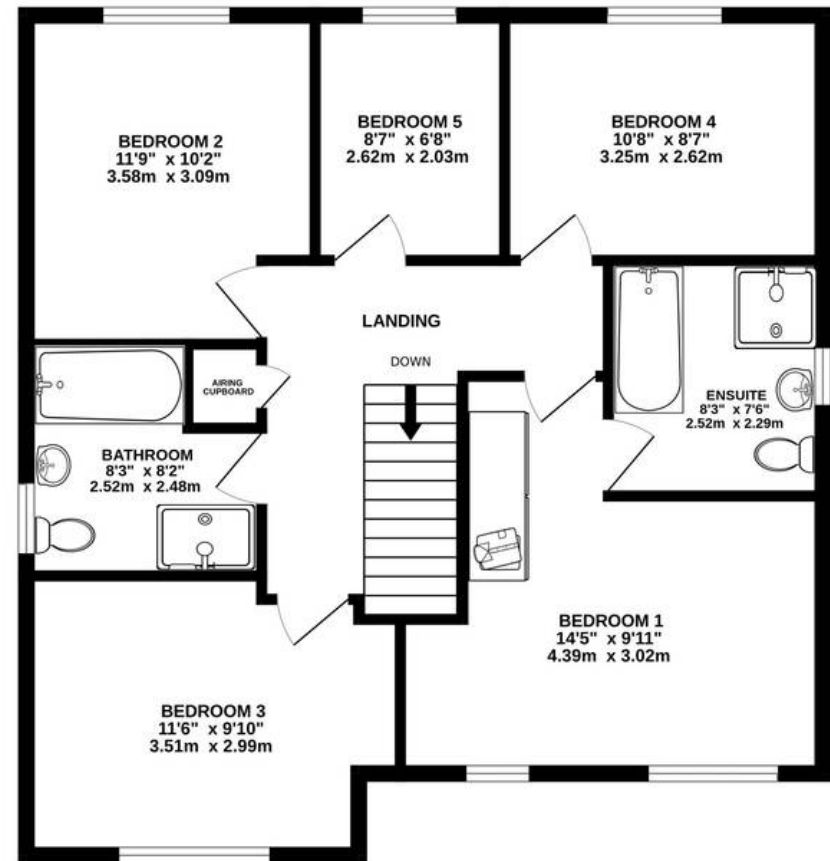




GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.

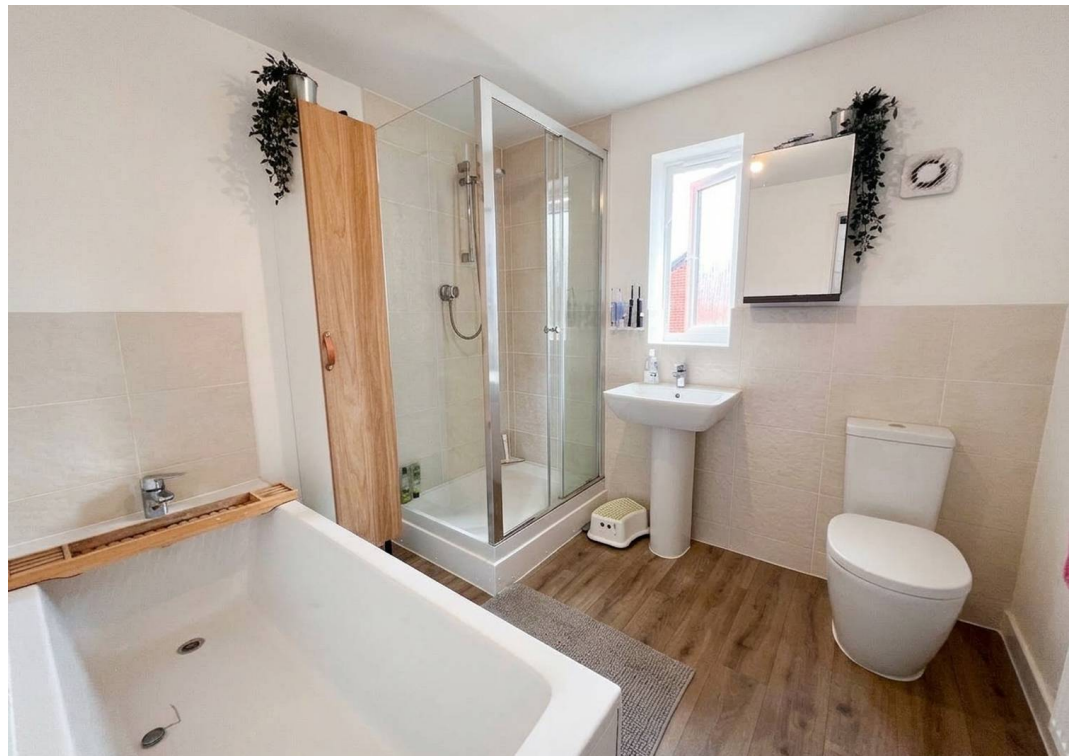


1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 1558 sq.ft. (144.8 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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Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911

cowbridge@hrt.uk.com

www.hrt.uk.com/



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