



23 Oakmead Road, Llanharan, CF72 9FB

Pontyclun

Offers Over £600,000

23 Oakmead Road

From Junction 34 of the M4 travel north signposted Llantrisant. Continue through the two sets of traffic lights and at the roundabout take the first left hand turning. Continue along this road directly over the first roundabout and through the traffic lights. Follow the signs for Llanharan. Follow this road into the village taking the first right hand turning immediately after the High Corner Pub. Follow this road up the hill and at the very top of the hill take the left hand turning onto the private road which leads into the Meiros Valley development. Bear left and continue up the hill. No.23 will be found along a private driveway.

What3Words: Waving.Simulations.Reboot

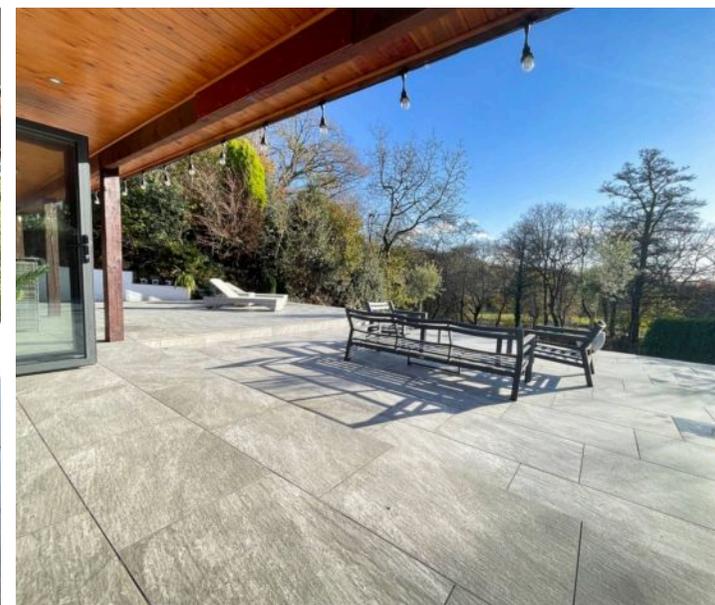
A unique opportunity to purchase a three bedroom detached bungalow within this highly sought-after development, with private Southerly facing garden and views of the lake.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



This unique three bedroom detached bungalow, is situated on a private garden plot within this most sought after gated development. Located in tranquil settings above the conveniently located village of Llanharan with excellent commuting options via road and rail. An internal viewing of this property is essential to appreciate this individual lifestyle home.

The beautifully presented accommodation comprises: ENTRANCE HALL with high gloss porcelain tiled floors. Glazed double doors lead into the impressive open plan KITCHEN/DINING/LIVING ROOM. This spacious room has windows and bifold doors giving access and views into the private rear garden and towards the lake. In the living area is a woodburning stove set within the fireplace. The kitchen offers an extensive range of anthracite coloured base, larder, wall mounted and island units, with complimenting white Quartz work surfaces, extending to a breakfast bar on the island. Space and plumbing for Range cooker and American style fridge/freezer. Integrated dishwasher and space for washing machine. The room has light ash effect ceramic tile flooring throughout.

Off the dining area is a hallway with double doors into storage cupboard, flanked by bedrooms one and two. BEDROOM ONE is an impressive room with French doors giving access and views into the rear garden. It has a fitted range of wardrobe furniture plus benefits from a walk-in wardrobe cupboard and an EN-SUITE BATHROOM housing a white four piece suite, which includes a fully tiled shower area with mains powered rainfall shower, plus a contemporary freestanding style bath.

BEDROOM TWO with window to front also benefits from a walk-in wardrobe cupboard with fitted hanging and shelf space plus an ENSUITE SHOWER ROOM housing a white three piece suite including fully tiled corner shower cubicle.

BEDROOM THREE is accessed from the entrance hall. It has a window to front and benefits from an EN-SUITE SHOWER ROOM which has window to front and a white three piece suite. Finally off the hallway is a ground floor CLOAKROOM, housing low-level WC and sink unit.

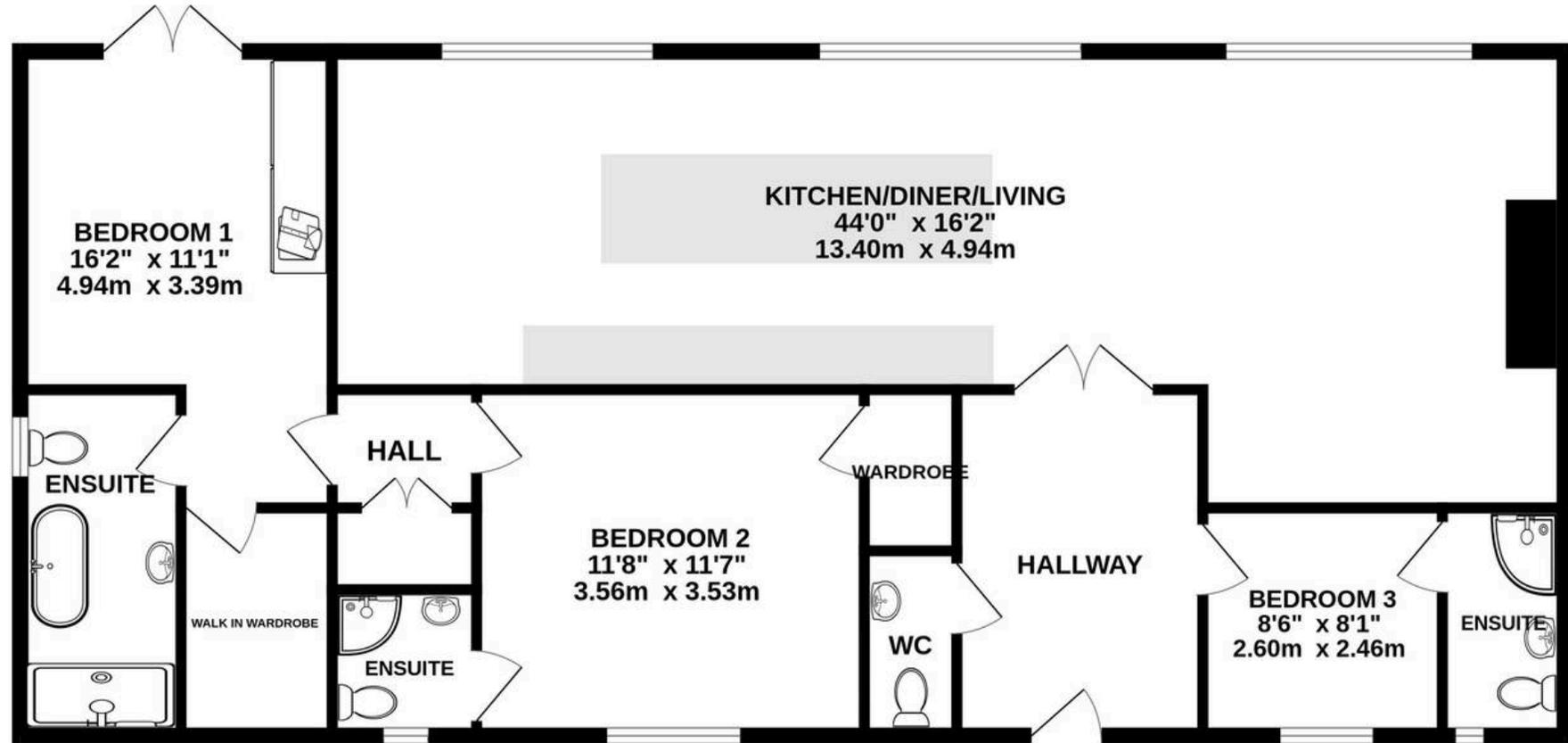
Outside the property boasts a generous sized garden plot. To the front is a large brick pavia forecourt offering ample parking space for many vehicles. The detached GARDEN ROOM/GYM/HOME OFFICE with bi-fold doors, is a versatile and useful room, which can serve a multitude of uses. The rear garden which lies in a Southerly direction and enjoys views towards the lake, has a large full width paved patio extending from the rear of the property with it's sheltered overhang porch. Steps lead down from the patio to a lawn. The garden is boarded by neat laurel hedgerows and mature woodland.





GROUND FLOOR

1327 sq.ft. (123.3 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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.

Made with Metropix ©2024





Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.