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10 Carreg Arwyn, Llanharry, CF72 9LG

Rhondda Cynon Taff

In Excess of £399,995

# 10 Carreg Arwyn

Llanharry, Pontyclun

Directions from our Cowbridge office, travel in an Easterly direction up the High Street, turning left at the traffic lights, follow this road through Aberthin and Ystradowen. On reaching Talygarn, cross over the motorway bridge and turn immediately left. Follow this road into the village of Llanharry, through the village centre and Carreg Arwyn is a small cul-de-sac on the right hand side opposite the village primary school.

What3words: daylight.camp.freezers

This spacious, five bedroom detached property with landscaped garden offers versatile accommodation ideal for growing families, multigenerational living, or those seeking to work from home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## 10 Carreg Arwyn

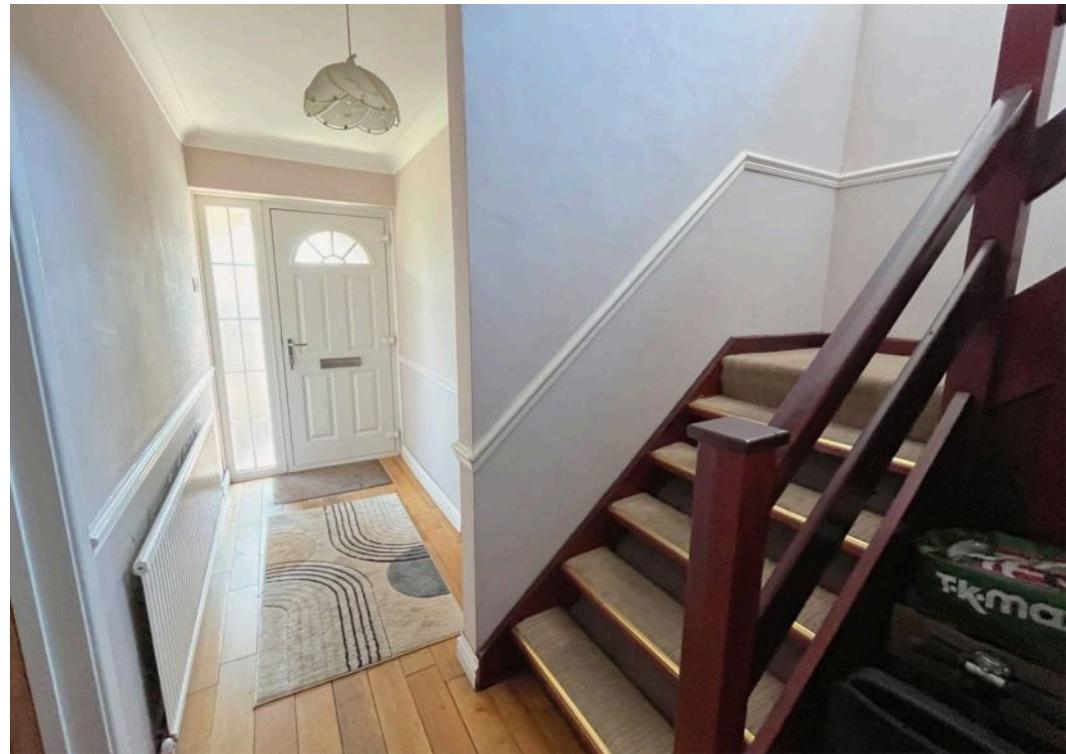
ENTRANCE HALLWAY featuring wood flooring, dado rail detailing, coving, and a wall-mounted radiator. Double doors lead into the DINING ROOM with a continuation of the wood flooring and feature French doors opening out to the front garden. A generously sized, yet cozy LOUNGE, complete with feature fireplace surround has dual-aspect double-glazed windows overlooking the front and rear gardens.

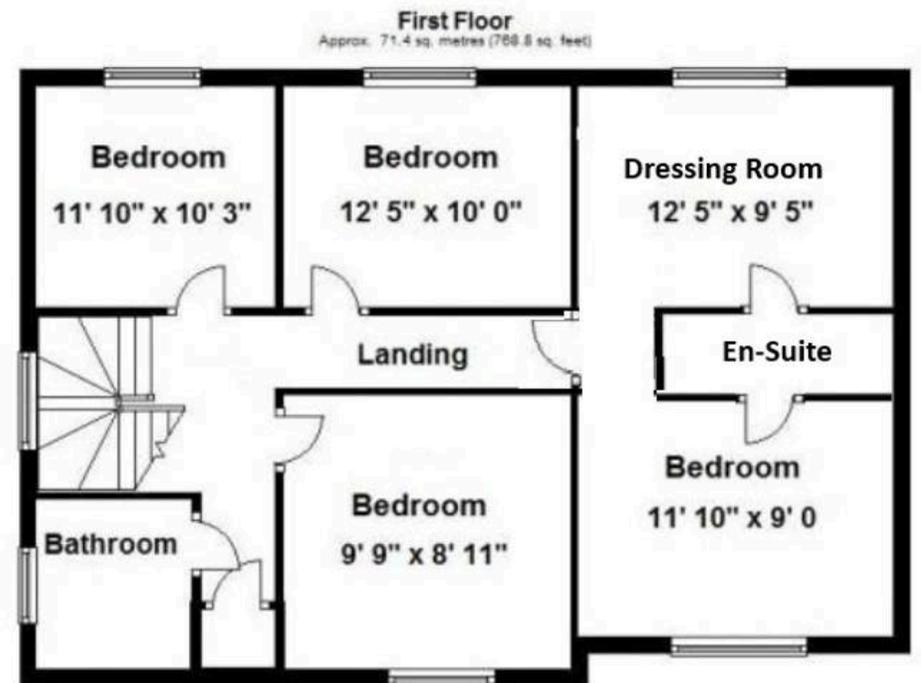
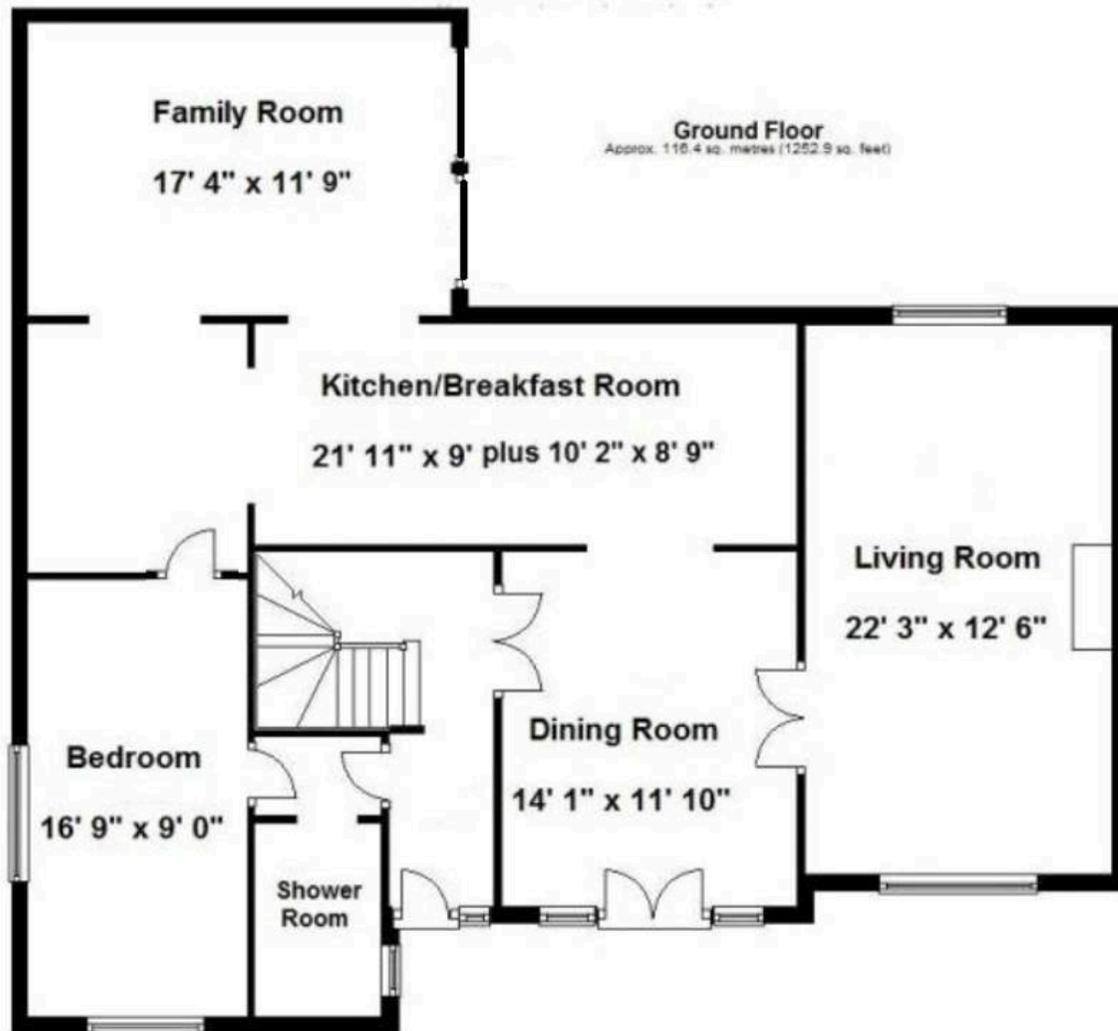
KITCHEN/ BREAKFAST ROOM, finished with dark wood-effect flooring. A large island takes centre stage, complemented by a gas range cooker with hood over, double fridge freezer, and ample storage cupboards. UTILITY AREA and additional sitting area featuring a log burner and bi-fold doors that lead directly onto the patio; ideal for indoor/outdoor living. The kitchen/utility area has modern shaker-style cupboards and drawers, black sparkle effect worktops, built-in microwave and space for cooker, a black feature sink, and designated areas for a washing machine and dishwasher. A downstairs BEDROOM (5) has integrated wardrobes and to front. WET ROOM complete with grey speckle, safety flooring, white wall tiles, a frosted Upvc window, toilet, wash basin, and open shower area.

LANDING offers access to loft space via a hatch and a built-in storage cupboard (housing the boiler and additional shelving). BEDROOM ONE is a spacious double room with fitted carpet and a Upvc double-glazed window. BEDROOM TWO is another generous double with laminate flooring, front-facing views through a Upvc window, and access to a private Jack and Jill style EN-SUITE featuring striking black floor tiles, modern panelled walls, spotlights, a corner shower enclosure, modern sink and toilet and towel radiator. A dedicated DRESSING ROOM adjoins bedroom two, continuing the same laminate flooring with large rear-facing Upvc window. BEDROOM THREE and BEDROOM FOUR enjoy views over the rear garden. The main FAMILY BATHROOM has grey tiling to floor and walls, an L-shaped bath with waterfall and rinse shower overhead, modern sink and toilet, and an obscure-glazed UPVC window for privacy.

To the rear garden, a paved patio and a raised decking area with pergola, leads to side access via a secure gate has an outside tap as well to the front of the property. To the rear of the property, a storage section and external shed.

Artificial lawn to front enclosed by access gates to both front and rear gardens. Ample off-road parking via a private driveway, comfortably accommodating at least two vehicles side-by-side.







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