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herbert r thomas

25 Oakmead Road, Llanharan, CF72 9FB

Pontyclun

Guide Price **£775,000**

## 25 Oakmead Road

From Talbot Green follow the A473 in a westerly direction heading towards Llanharan. Upon entering the village, turn right immediately after The Corner House Public House onto Tal-y-Fan Lane. Follow this road for a short distance, continuing into Seymour Avenue, and bear left into Oakmead Road/Meiros Valley. On entering the site, bear to the left and remain left, which will feed around to the top right-hand corner of the site, where No. 25 is located.

A truly impressive 4 double-bedroom detached Canadian Lodge style dwelling located in a picturesque, secure gated development, enjoying shared access to private grounds of circa 30 acres.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C



A truly impressive 4 double-bedroom detached Canadian Lodge style dwelling located in a picturesque, secure gated development, enjoying shared access to private grounds encompassing circa 30 acres of woodland and a lake. Modern composite front door opens to an ENTRANCE HALL with honey-toned herringbone flooring laid, a large floor-to-ceiling cloaks cupboard and pendant ceiling light.

To the right lies a home OFFICE/STUDY with a continuation of the herringbone flooring and exposed oak walls, enjoying a dual aspect with windows to the front and side.

The further living accommodation continues opposite, where a wide opening from the hall leads directly into the truly sociable KITCHEN/BREAKFAST/DINING SPACE with vaulted ceiling and galleried landing to the dining space, with double-glazed patio doors to the front, parquet flooring and open-tread staircase with glass balustrade to the first floor. The modern KITCHEN/BREAKFAST ROOM hosts a range of wall- and base-mounted cabinetry with quartz countertop over and a complementing island.

Just off lies a plumbed UTILITY ROOM with fitted storage units and provision for white goods, with access to a vaulted REAR PORCH with Velux window to the ceiling and door to the rear garden. A ground-floor SHOWER ROOM/WC comprises a white suite with corner shower enclosure, pedestal hand basin, vanity unit and low-level WC with a mirror-fronted cupboard.

The MAIN LIVING ROOM is a naturally bright room with stunning views and direct access via bifold doors and patio doors to the garden and veranda. A 10 kW log burner provides an excellent focal point to the room.

A galleried LANDING leads to the bedroom accommodation with fitted carpet, attic hatch and a high-level window enjoying scenic countryside views.

BEDROOM 1 is a generous double in size with a dual aspect, with windows to the front and side, fitted carpet and fitted wardrobes to remain. In addition, the bedroom suite offers a DRESSING ROOM with shelving and hanging space, and an EN-SUITE SHOWER ROOM comprising a 3-piece suite including a large walk-in shower cubicle with integrated shower, wash hand basin with vanity unit and WC, with porcelain tiled floor and window to the rear elevation.

BEDROOM 2 is a large double room with double-glazed window to the front, fitted carpet, built-in wardrobes and door to EN-SUITE SHOWER ROOM, comprising a modern 3-piece suite including corner shower enclosure, wash basin with vanity unit and WC.

DOUBLE BEDROOM 3 with built-in wardrobes, fitted carpet and window to the rear.

DOUBLE BEDROOM 4 has a double-glazed window to the front elevation, fitted carpet and fitted wardrobe.

FAMILY BATHROOM with modern 4-piece suite including free-standing roll-top bath, double walk-in shower, WC and wash hand basin with wooden vanity unit, porcelain tiled floor and window to the rear.

Thistledome enjoys a well-balanced, substantial garden plot extending to circa 0.38 acres, offering a spacious brick-paved driveway that can accommodate numerous cars with ease.

A DETACHED GARAGE with electric roller door, power and light. An external door from the garden allows direct access to a STORAGE SPACE split into 3 spaces, with plumbing in place if required, with door to a large store to the left and onward to a pitched home office/study room with large window taking in scenic views to the front elevation.

Manicured lawns to the front with raised decked sitting area, leading to a side terrace with high-quality stone paving, a rear patio stepping up to further lawns, kitchen garden and raised beds.



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