



18 Oak Road, Llanharry,
Pontyclun, Rhondda Cynon Taff, CF72 9HT

Watts
& Morgan



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Guide price: £155,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A three-bedroom semi-detached home in the sought-after village of Llanharry, offered with no ongoing chain and full of potential for modernisation. The property features two welcoming reception rooms, a kitchen/dining area with dual garden access, a downstairs WC, two double bedrooms, one single bedroom, a family bathroom and a converted attic room. With a spacious rear garden ready for development and convenient access to village amenities, excellent local schools, Pontyclun railway station and the market town of Cowbridge, this is an ideal opportunity for families, first-time buyers or investors alike.



Directions

Pontyclun Town Centre – 2.1 miles

Cardiff City Centre – 12.7 miles

M4 J34, Misken – 4.7 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About The Property

Situated in the popular village of Llanharry, this three-bedroom semi-detached home offers excellent potential and the added benefit of no ongoing chain. Upon entering, a spacious reception hall leads to the kitchen/dining area, which enjoys access to both the front and rear gardens. The ground floor also features a cosy sitting room overlooking the rear garden and a separate living room with a central gas fireplace, creating two comfortable spaces for relaxation and family life. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned double bedrooms, a single bedroom, and a three-piece family bathroom. In addition, a converted attic room provides valuable extra space ideal for storage, hobbies or a home office.

Llanharry is a well-regarded village offering local amenities including a convenience shop and a public house. The local primary school feeds into the highly regarded Y Pant School in nearby Pontyclun, which also provides additional shops and a railway station. Ysgol Llanhari, a Welsh-medium school for all ages, is also located within the village. The market town of Cowbridge, approximately 5½ miles to the south, provides a wider range of shops, restaurants, leisure facilities and well-regarded schools.



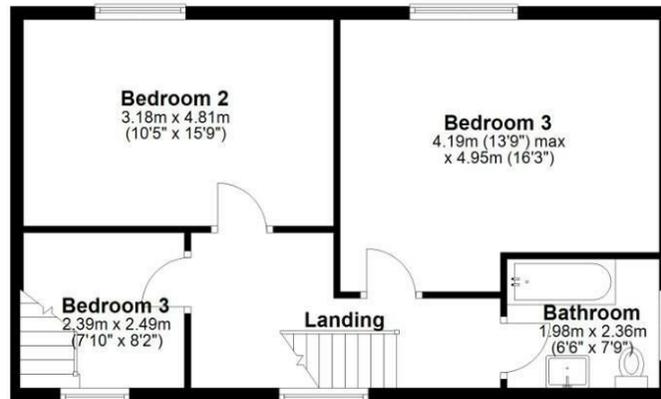
Garden & Grounds

The property enjoys a spacious rear garden—a generous, level plot offering a blank canvas for landscaping, family play areas, or outdoor entertaining. The front garden is also accessible from the kitchen and offers further scope for customisation, planting, or practical use. Together, the gardens frame the home with potential and opportunity for the next owner to make their mark.

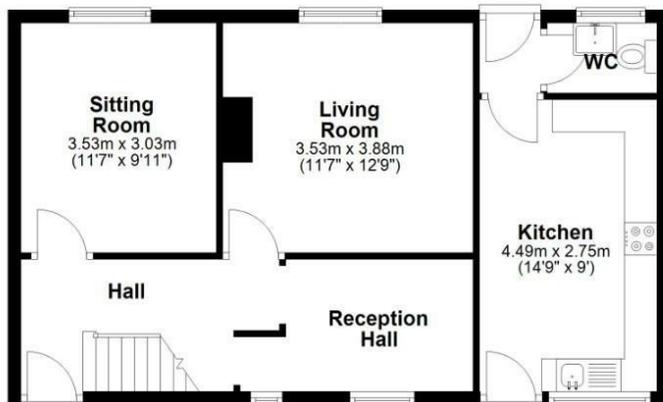
Additional Information

Freehold. All Mains Connected. Council Tax: Band B. No Onward Chain.

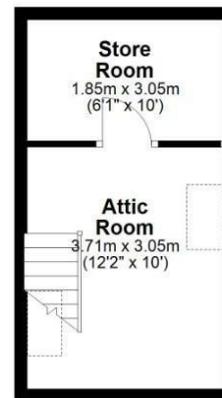
First Floor
Approx. 55.8 sq. metres (600.8 sq. feet)



Ground Floor
Approx. 55.8 sq. metres (600.8 sq. feet)



Second Floor
Approx. 17.3 sq. metres (185.8 sq. feet)



Total area: approx. 128.9 sq. metres (1387.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

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