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Thistledome

25 Oakmead Road

Llanharan

Pontyclun

CF72 9FB

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Asking price **£775,000**

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.

Substantial detached timber-built family home.

Rurally situated within a select, picturesque residential development.

Entrance Hall, large Living Room with bi-folding doors, separate Sitting Room, open-plan Kitchen/Breakfast Room and Dining Room, Utility Room and Ground Floor Shower Room.

Galleried Landing, 4 Double Bedrooms, 2 En-Suite Shower Rooms and Family Bathroom.

Extensive driveway parking and a large Garage with home office suite above.

Landscaped gardens of just over 1/3 acre extending around the property, allowing a sunny aspect to be enjoyed throughout the day.

Secure gated community, rurally situated in a mixed lakeside and woodland development.

Well connected to local schools, shops, train and road links.

Air source heat pump and underfloor heating.





ROEK

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.





Directions

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.

Tenure

Freehold

Services

Mains water, electric and drainage. Air source heat pump.

Awaiting EPC

Council Tax band: G

£150pcm for upkeep of the development and water.

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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