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38 St Ilids Meadow

Llanharan

Pontyclun

Rhondda Cynon Taf

CF72 9FX

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38 St Ilids Meadow

Asking price **£229,995**

Situated in the village of Llanharan, this beautifully presented home offers modern finishes, upgrades and a stylish layout throughout. The property features contemporary décor, practical storage, and indoor–outdoor spaces. A move-in-ready home in a convenient and well-connected location.

Stylish modern décor throughout with herringbone flooring

Contemporary kitchen–diner with French doors to the garden

Spacious lounge with feature panelled wall

Two well-proportioned bedrooms, both with built-in storage

Modern family bathroom with shower over bath

Double driveway and EV charging point

Landscaped rear garden with decking and shed with fitted electric

UPVC double glazing, gas central heating and multiple upgraded fixtures



Situated in the village of Llanharan, this beautifully presented home offers modern finishes, stylish upgrades, and a well-designed layout throughout. The property features contemporary décor, practical storage solutions, and inviting indoor-outdoor spaces—making it a move-in-ready home in a convenient and well-connected location.

The **entrance hall** features engineered wood flooring laid in an attractive herringbone pattern, complemented by a panelled feature wall and a composite front door.

A convenient **downstairs WC** includes a blue fitted corner sink unit with gold fixings, a white tiled splashback, a matching blue boxed-in toilet area, a white radiator, and a frosted UPVC window.

The **lounge** continues the modern flooring and includes a panelled feature wall and a double-glazed UPVC window overlooking the front. Under-stairs storage with fitted shelving provides useful additional space.

To the rear, the **kitchen-diner** offers a continuation of the herringbone flooring and another decorative panelled feature wall. The marble-effect worktops pair beautifully with light wood-effect units and chrome contemporary handles. There is a modern white sink with a gold mixer tap. Appliances include a Logik electric oven, stainless-steel four-ring gas hob with splashback and extractor hood, along with space for both a washing machine and a fridge-freezer. A UPVC window and French doors provide views and access to the rear garden.

The **landing** features grey fitted carpet, a radiator, a storage cupboard, loft access, and a UPVC side-facing window.

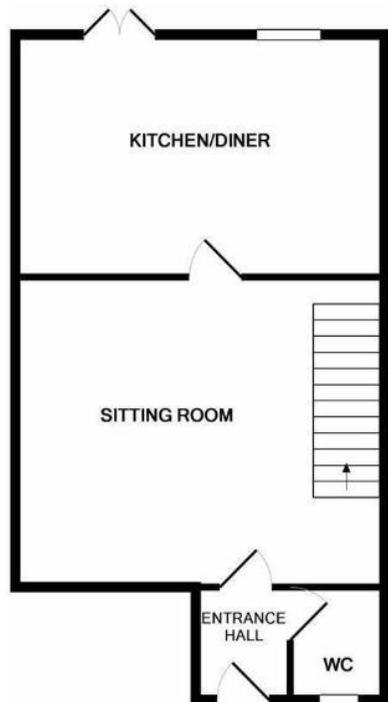
The **main bedroom** offers grey fitted carpet, a grey feature wall, a double-glazed UPVC window with fitted blind, and a radiator beneath. It also benefits from a fitted storage cupboard.

The **second bedroom** includes light-grey laminate flooring, a UPVC window with roller blind overlooking the rear garden, a white radiator, and a double fitted wardrobe.

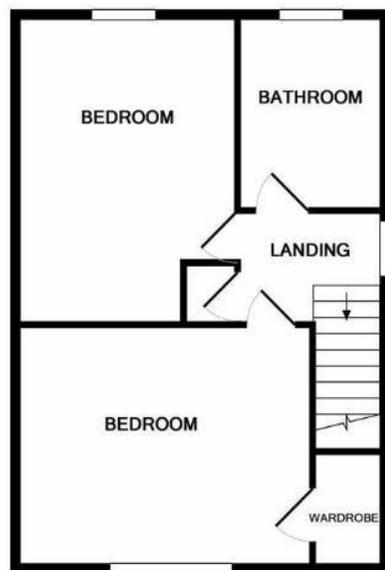
The **family bathroom** features tile-effect cushion flooring, grey textured tile splashback, and a white bath with plastic side panel, hot and cold taps, and a chrome shower fitting above. Additional fittings include a white push-button WC, a white pedestal basin with hot and cold taps, a frosted UPVC window, and a chrome towel radiator.

To the rear is a well-designed, low-maintenance **garden** comprising a small patio area directly outside the French doors, leading onto an Astroturf lawn and raised wooden decking. A shed at the rear benefits from electricity, offering potential use as a gym, office, or workshop. Additional outdoor features include external lighting, an electric point, and a garden tap with hose.

To the front, the property boasts a side-by-side double driveway, outdoor lighting, a side access path, and a fitted electric car charging point.



GROUND FLOOR



1ST FLOOR





Directions

Travelling from Talbot Green on the on the A473 continue through the village on the Bridgend Road until reaching the roundabout, just before the Bryncae Arms. Take the first exit off this roundabout onto Enterprise Way. Drive to the top of this road and turn right and then first left into St Illds Meadow follow the road and take your first right continuing on St Illds Meadow, the road will continue left and the property will be on your right hand side. What3Words: clumps.scored.octagon

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band C
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.