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20 St. Illid's
Meadow
Llanharan, Pontyclun, Mid
Glamorgan, CF72 9FX

20 St. Ilid's Meadow

Asking price **£390,000**

Modern four double bedroom detached, Llanmor Homes built, family home with garden room extension, situated on non-through road and bordering wooded copse on rear boundary.

Modern detached family home with garden room extension.

Lounge plus open plan kitchen/dining room.

Utility room, integral single garage and ground floor cloakroom.

Four double bedrooms master bedroom with ensuite shower room

Master bedroom bedroom three with built-in wardrobes.

Sought-after position on non-through road.

Westerly facing rear garden bordering wooded copse.

Off-road parking for two vehicles on the driveway.





Modern four double bedroom detached, Llanmor Homes built, family home with garden room extension, situated on non-through road and bordering wooded copse on rear boundary. Situated in a highly desirable location on a non-through road, plus benefiting from a westerly facing garden bordering a wooded copse, is this modern four double bedroom detached family home.

The property offers well-presented accommodation throughout which briefly comprises: an entrance hall with stairs to 1st floor and double doors into a cloaks storage cupboard. The lounge (17'3" x 11') has a window to front plus an electric feature fire set an ornate fireplace. At the rear of the property is the open plan kitchen/dining room (9'6" x 14'6" plus 9'2" x 11'6") which has a window enjoying views of the garden and French doors leading into the garden

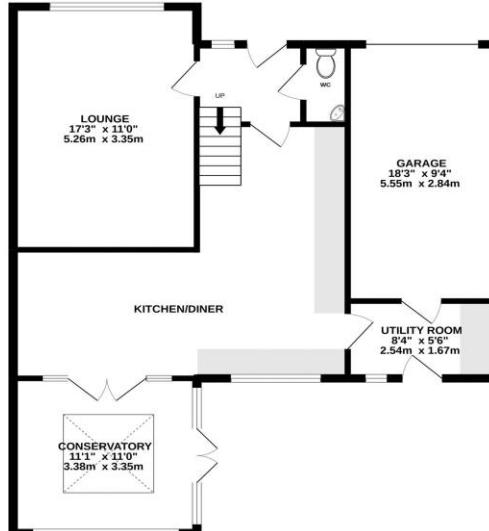
room extension (11'1" x 11'). Within the kitchen is a range of high gloss cream base, larder and wall mounted units with integrated oven, hob with hood over, fridge/freezer and dishwasher. The room has vinyl wood effect flooring throughout. The impressive garden room extension has windows plus glazed doors giving access into the rear garden and has a pitched glazed lantern skylight roof. It is a great addition to the property. Off the kitchen is a utility room (5'6" x 8'4") with further fitted units plus space and plumbing for white goods. It has access and window into the rear garden plus access into the integral single garage (18'3 x 8'4"). The garage has a single up and over door from the driveway and benefits from power and lighting. There is potential to convert the garage into additional living accommodation should buyers wish subject to obtaining planning permission. Finally of the

entrance hall is a ground floor cloakroom with a white two piece suite.

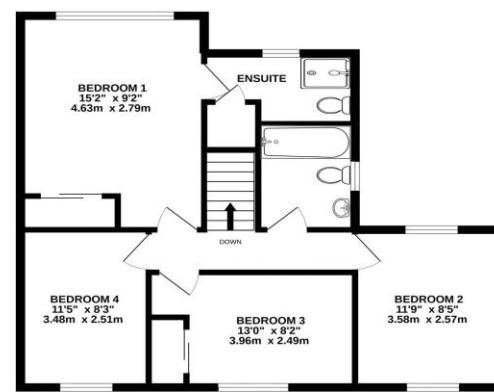
The first floor landing gives access to the bedroom accommodation. The property has four double bedrooms the Master bedroom (13'4" to built in wardrobes x 9'2") with built-in wardrobes plus en-suite shower room (9'7" x 5) is located at the front of the property. Bedroom two (8'5" x 11'9") is dual aspect with windows to front and rear. Bedrooms three (8'2" x 10'8" to built in wardrobes and bedroom four (11'5" x 8'3") enjoy far-reaching views to rear. Bedroom three benefits from built-in wardrobe units. The family bathroom (6'2" x 7") has a white three-piece suite which includes: a panel bath with mains shower fitted over, low-level WC and pedestal wash hand basin with full tiling to floor and walls.

Outside the front of the property is off-road parking on a paved driveway for two vehicles and an open plan lawned garden. Gated side access leads into the enclosed Southwest facing rear garden. A paved patio extends from the rear of the house onto lawned garden with the braised shrub and plant borders.

GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq ft. (140.6 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the dimensions contained in these measurements, doors, windows, rooms and other features are not included and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From Junction 35 (pencoed) travel north along the dual carriageway and over the first roundabout. Add the second roundabout take the second exit. Add the third roundabout take the third exit, sign posted Llanharan. Follow the road into Llanharan village at the roundabout turn right onto Enterprise way. Proceed up the hill taking the second right hand turning. Turn left into St. Illids Meadow, Turn right and right again with number 20 will be found on the left hand side on a shared private driveway.

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating C

Energy performance certificate (EPC)

20 St Illids Meadow Llanharan PONTYCLUN CF72 9FX	Energy rating C	Valid until: 14 July 2025
Property type Detached house		Certificate number: 0930-3855-7729-8995-6541

Property type

Detached house

Total floor area

118 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-rented-property-minimum-energy-efficiency-standards-letting-dates>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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