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Nantlais

Llanharan

Pontyclun

CF72 9NH

# Nantlais

Asking price **£620,000**

A detached rural small holding offering flexible accommodation throughout with mature gardens, adjacent paddocks and extensive parking and outbuildings. Situated within 2 acres located with great connectivity to the amenities of Llanharan, Talbot Green and M4 corridor.

Detached bungalow in rural setting.

Entrance Hall, 4 reception rooms, recently fitted kitchen and utility room.

Four/ five bedrooms, modern bathroom and shower room.

Mature gardens, adjacent paddocks and substantial outbuildings extending to circa 2 acres.

Extensive parking, easy access to Talbot Green, M4 and nearby railway station (Llanharan).





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Open fronted entrance PORCH, tiled floor and part glazed door to HALLWAY, quarter turn spindle staircase to first floor, wood effect flooring and double glazed window to front. Box-bay fronted LIVING ROOM, wooden style floor, French doors to side and coved ceiling. Open plan KITCHEN/LIVING/DINING ROOM, modern kitchen cabinetry fitted with complimenting countertop, inset sink, induction hob and cooker, ceramic tiled flooring, windows to front and rear with French doors and a slate tiled wall with inset wood burner. UTILITY ROOM with widow to the front, ceramic tiled floor, space and plumbing for washing machine, tumble dryer and door to further RECEPTION ROOM. Fully tiled SHOWER ROOM, WC, wash hand basin built into vanity unit, walk-in shower cubicle with electric shower attachment and frosted window to rear.

The accommodation extends beyond the main hall to a bay-fronted double BEDROOM ONE with garden views, recessed cupboard, timber style flooring and coved ceiling. Double BEDROOM TWO, fitted carpet, window to the side and built-in storage cupboards. BEDROOM THREE lies to the rear of the house with wood effect flooring, pendant light and window. The well appointed, newly fitted, FAMILY BATHROOM has a double ended bath with central taps, WC, sink and vanity

unit and stylish tiling to floor and walls, natural light enters through a frosted rear window.

LANDING area with fitted carpet and double glazed Velux window to rear gives access to BEDROOM FOUR, a generous double with pitched ceiling, double glazed Velux windows to front and rear, fitted carpet and low doors to eaves storage. DRESSING ROOM/BEDROOM 5, a small single with Velux window to rear and low door to eaves cupboards.

Post and railed tarmac driveway leads to a wide parking area flanked by paddocks to left and right. The grounds continue further with established

lawned gardens to front, side and rear with a wide selection of mature trees including a striking tulip magnolia, mixed flower beds and shrubbery, and ornamental pond. Running alongside the garden is a long strip of land, previously the old 'Llantrisant Road' which is part of the property (on a separate title). At the bottom of the drive is a substantial yard offering further parking, adjacent to which is sizeable steel framed storage building with high roller door and a further box profile sheeted barn, rear lean-to, field shelter and stable.





## Directions

From our Cowbridge offices, travel in an Easterly direction up the High Street to the traffic lights. At the traffic lights turn left, follow the road through Aberthin, Ystradgyniad, Talygarn and Pontyclun. Follow straight on past Leekes (on your right), at the traffic lights turn left signposted Llanharan 2.5 miles. At the first roundabout take the first exit, at the next roundabout take the third exit signposted Llanharan A473, carry straight on at the third roundabout and follow the road for approximately half a mile where Nantlais lies on your left hand side well before reaching Llanharan village. What3words: flying.airbase.confetti

## Tenure

Freehold

## Services

Mains water and electricity. Septic tank drainage. LPG heating. Council Tax Band E EPC Rating G

Viewing strictly by appointment through Herbert R Thomas

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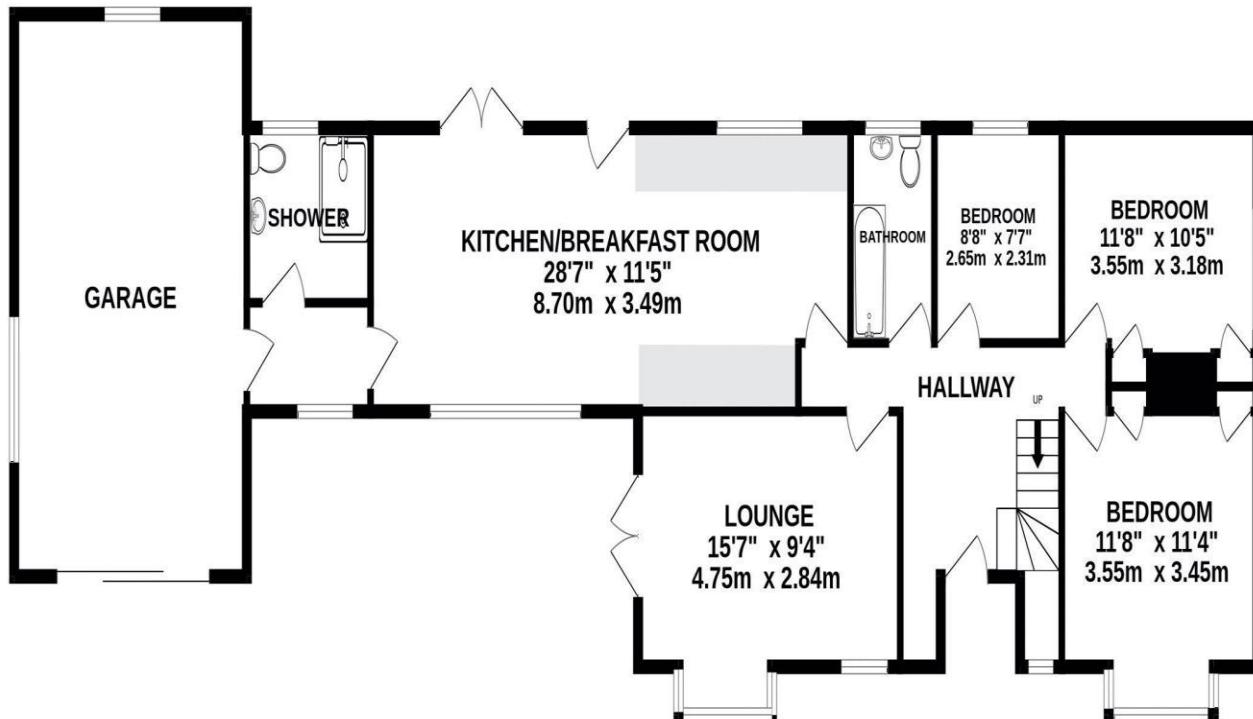
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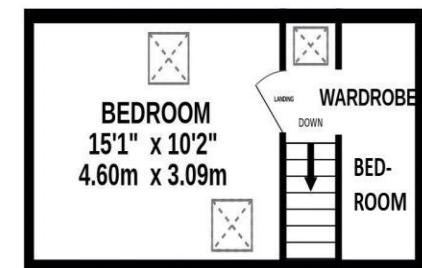
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR  
1377 sq.ft. (127.9 sq.m.) approx.



1ST FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

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