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6 Oakmead Road

Llanharan

Pontyclun

CF72 9FB

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Asking price **£549,995**

Nestled in the picturesque Meiros Valley of Llanharan, this beautifully presented family home offers spacious living, stylish interiors, modern finishes and stunning views across the surrounding countryside with versatile accommodation, a converted garage and landscaped gardens.

Beautifully presented family home offering spacious living, stylish interiors, modern finishes and stunning views

Stylish Shaker style kitchen/diner, integral appliances and seamless flow to lounge

Luxury bathrooms – modern tiling, double shower, chrome fittings, and sleek WC systems

Flexible Garage Conversion – Extra bedroom, office, or guest suite with shower room

Landscaped Gardens – Lawn, decking, seating areas, and open field views

Ample Parking – Driveway for 3–4 cars with electric car charger

Scenic Outlooks – Double-glazed windows framing valley and garden views

Prime location - sought-after Meiros Valley with excellent road and rail links





A welcoming ENTRANCE AND HALLWAY with fitted carpet leads to the main living areas of the property. The LOUNGE is bright and spacious with views to the front, an ideal play room or office space. Leading from the hallway takes you through to the KITCHEN/ DINING LIVING AREA, wood-effect laminate flooring with spotlights, Shaker-style kitchen with black roll-top work surfaces, wall and base mounted units and classic styled handles. Integral dishwasher, space for double fridge-freezer, and range cooker, stainless steel sink with mixer tap and rinse-style attachment. Dining area with continuation of flooring, flowing seamlessly into the cosy living space. The open plan kitchen/dining living area offers modern living for families. The kitchen leads to the UTILITY ROOM with laminate flooring and tiled splashback, london style sink with mixer tap, boiler, storage cupboards and bin storage. Downstairs WC, tiled floor with double-glazed uPVC window to the side. Sink with mixer tap, toilet and radiator.

Landing, fitted carpet and loft access point. Upstairs, the MAIN BEDROOM has carpeted flooring with feature painted wall, three integral cupboards, double-glazed wooden frames overlooking the front views. EN-SUITE, tiled floor and walls, double shower with glass door, large sink with mixer tap, Velux style window overlooking rear and chrome heated towel rail. BEDROOM TWO fitted carpet, window overlooking the front. BEDROOM THREE fitted carpet, double-glazed window to side aspect. MAIN BATHROOM, tiled floor and walls, sink with mixer tap, pushbutton WC, bath with mixer tap, double-glazed window overlooking rear garden.

Chrome heated towel rail. Converted GARAGE offering additional living space comprises BEDROOM/ GUEST ROOM fitted carpet, windows overlooking rear garden and electric radiator. OFFICE, light oak-effect laminate flooring, double-glazed aluminium windows overlooking driveway and garden. Spotlights and aluminium door. SHOWER ROOM, continuation of the laminate flooring, corner shower unit with grey tiles, sink with mixer tap and grey splashback, WC and chrome heated towel rail.

To the rear, the garden it is mostly laid to lawn. A raised area with chippings and additional seating enjoys views across adjoining fields. Outdoor tap and electric supply.

To the front, a generous garden with decking and steps leading to the driveway offering parking for three to four cars. Electric car charging point.

Note - Garage conversion (with change of use) and single storey extension - planning approved and works "started" with the completion of the garage

Dormer built along the rear of the house - allowed under permitted development.





Directions

From Junction 34 of the M4 travel north signposted Llantrisant. Continue through the two sets of traffic lights and at the roundabout take the first left hand turning. Continue along this road directly over the first roundabout and through the traffic lights. Follow the signs for Llanharan. Follow this road into the village taking the first right hand turning immediately after the Londis shop. Follow this road up the hill and at the very top of the hill take the left hand turning onto the private road which leads into the Meiros Valley development. After entering the development follow the road and bear left, No. 6 will be found on the left.

Tenure

Freehold

Services

Mains water, drainage, electricity, LPG gas.
£150pcm ground rent to include water.
Council Tax Band
EPC Rating F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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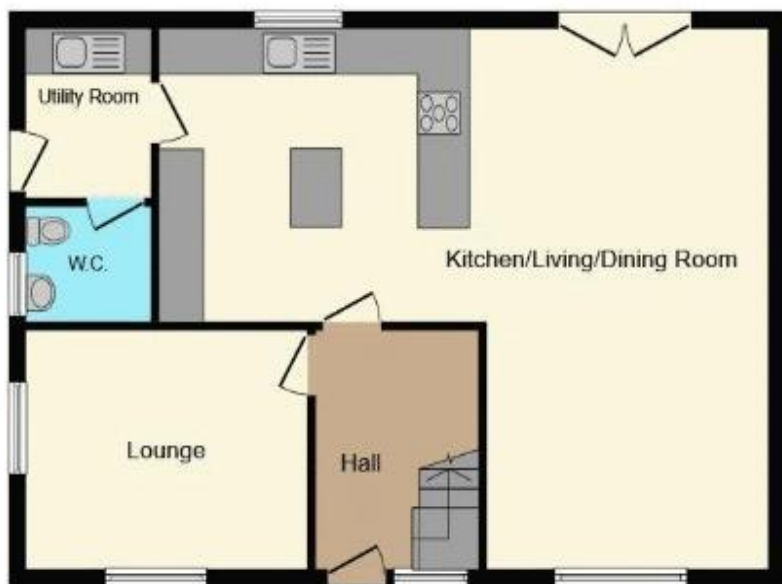
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that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





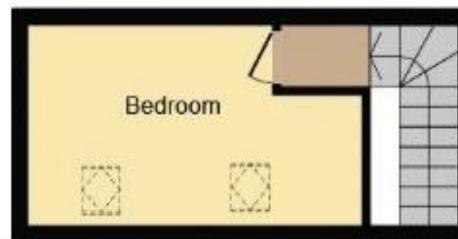
Ground Floor



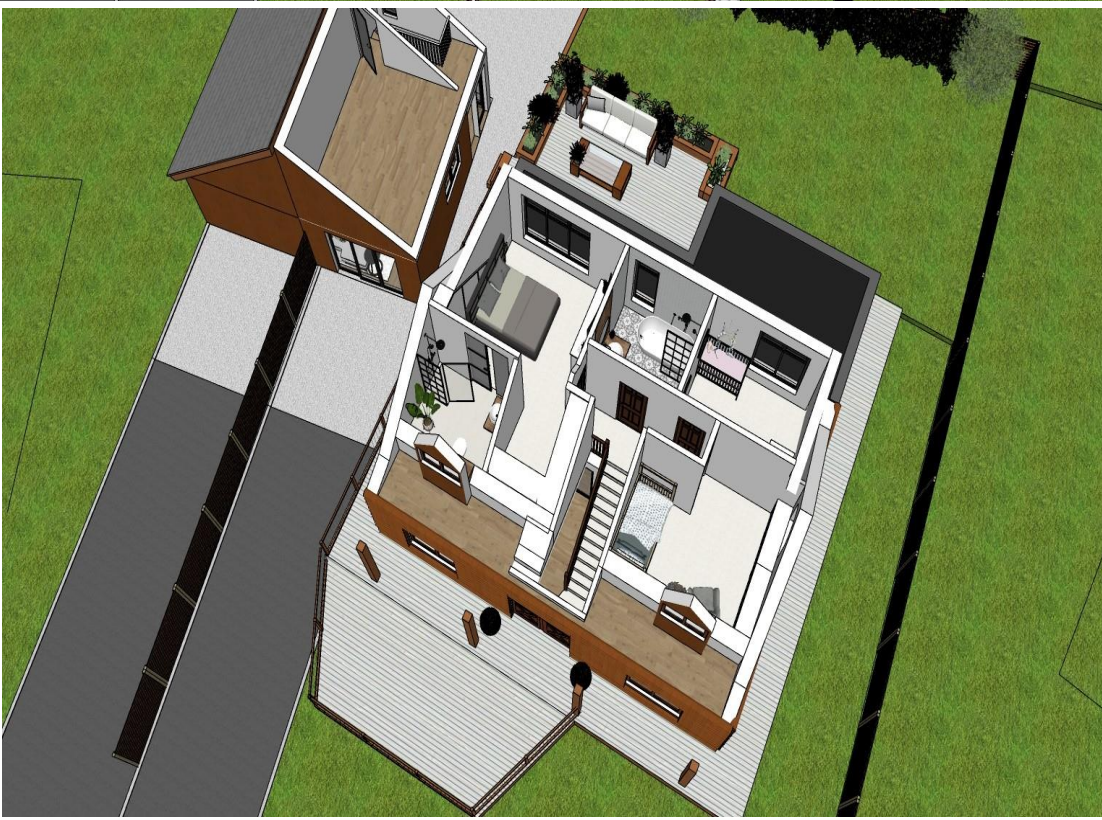
First Floor



Annex Ground Floor



Annex First Floor



Proposed floorplans.

Approved planning for first floor extension and garage conversion (completed).

