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29 Oakmead Road
Llanharan, Pontyclun, CF72
9FB

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Asking price **£655,000**

A unique opportunity to purchase a substantial 4/5 bedroom detached family home, benefiting from a large corner plot in this highly sought after and select gated development.

Large detached executive family home

Generous sized corner plot

Highly sought-after gated development in a peaceful rural setting

Two reception rooms plus impressive open plan kitchen/breakfast/living room

Ground floor shower room, utility room and laundry room

Four double bedrooms to 1st floor

Bedroom One with ensuite shower room plus high-quality family bathroom

Mezzanine study area overlooking living room

Outstanding far reaching countryside views

Ample off-road parking plus undercroft garage





A unique opportunity to purchase a substantial 4/5 bedroom detached family home, benefiting from a large corner plot in this highly sought after and select gated development. Situated in arguably one of the best plots within the sought-after gated development, this 4/5 bedroom detached family home must be viewed to be appreciated. Meiros Valley is a unique development of approximately thirty five log cabins set within mature landscaped grounds, offering a peaceful semi-rural lifestyle, yet conveniently located midway between Junctions 34 and 35 of the M4.

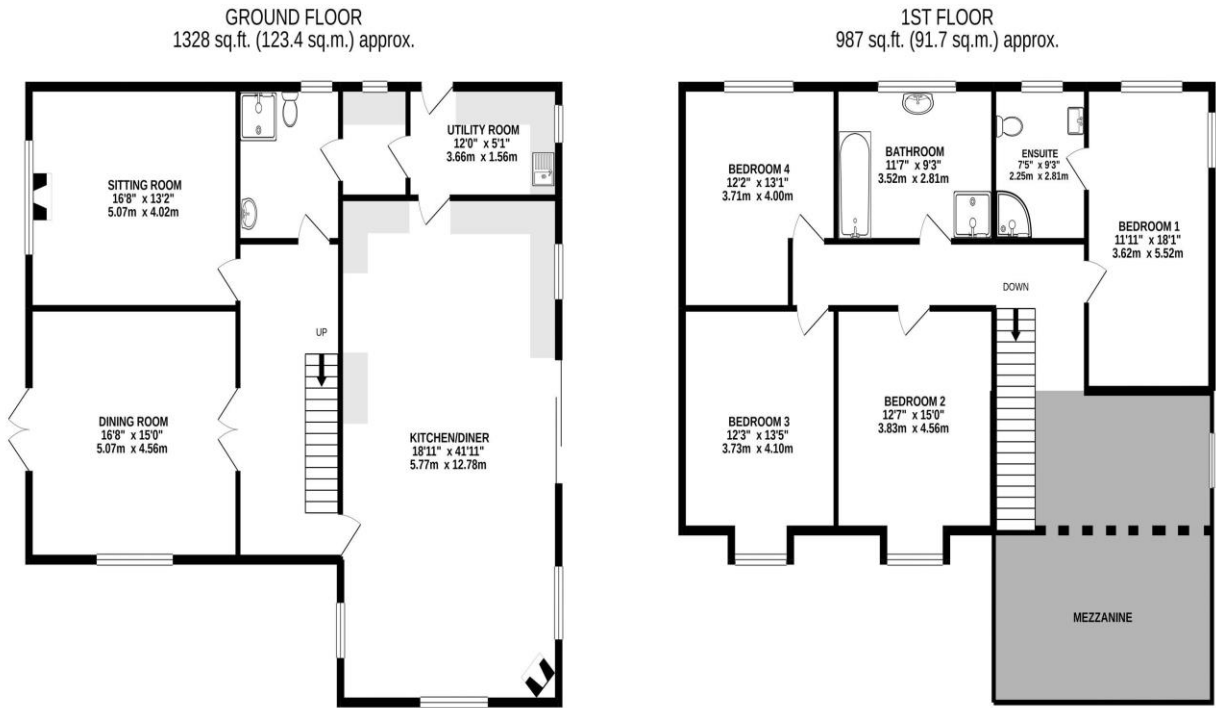
The spacious accommodation on offer is ideal for a large or growing family, it comprises: a central entrance HALLWAY (18'10" x 7'2" widening to 10'8") with karndean flooring. Stairs rise to the first floor accommodation. Glazed double doors from the hallway lead into the dual aspect DINING ROOM (14'10" x 16'6") with window to front enjoying far-reaching country views and French doors leading out onto a decked seating area and patio. The room has exposed timbers to two walls and high quality laminate wood flooring. The TV ROOM/ BEDROOM 5 (16'5" x 13'3") is also dual aspect with windows to side and rear it has a continuation of the same flooring as the dining room and has exposed

timbers to one wall. The impressive open plan KITCHEN/ BREAKFAST (15' widening to 18'8" x 22'7")/ LIVING ROOM (18'11" 19'3") is the hub of the house, it is a triple aspect room with all windows enjoying far reaching views. Patio doors from the breakfast area lead out to a side patio. Within the kitchen is an extensive range of base, larger and wall mounted units. A central island has further unit space, plus worksurface extending to a breakfast bar. Within the kitchen is also an integrated dishwasher and baseline freezer. Space and plumbing for a Range cooker plus American style fridge/freezer and tiled and karndean flooring. Door into under stairs storage cupboard. The living room has a large vaulted ceiling, 'Scan 80' log burner and is overlooked by the mezzanine study area. Off the hallway is a ground floor SHOWER ROOM/ WC (7'1" widening to 8'4" x 9'1"), with a large walk-in shower cubicle with mains shower fitted, low-level WC and sink unit with mixer tap over. The room has full tiling to walls and karndean flooring. Off the kitchen is a REAR HALL/ UTILITY ROOM (11'10" x 5'1") which houses the Worcester gas fired central heating boiler and has a continuation of the same base

units as kitchen. The LAUNDRY ROOM (5'2" x 5'2")with fitted larder unit has space and plumbing for washing machine and tumble dryer.

The first floor landing with loft inspection point, is open to the mezzanine STUDY AREA (11'10" x 9'3" max), which has a window to side and overlooks the living room. The first floor offers four generous sized double bedrooms. MASTER BEDROOM (11'10" x 16'1" widening to 18'1" max) is dual aspect with window to rear and two windows to side. It benefits from an EN-SUITE SHOWER ROOM (7'7" x 7'1") with a white three-piece suite, laundry chute to laundry room, tiling to walls and karndean floor. BEDROOM 2 (11'2" widening to 13'3" max x 12'2") and BEDROOM 3 (11'1" widening to 13'3" max x 11'6") enjoy far reaching views to front. BEDROOM 4 (8'5" widening to 12'2" x 13'1" max) has a window to rear. All three bedrooms have high quality laminate wood flooring. The large FAMILY BATHROOM (7'1" widening to 9'2" x 10'4"), has a white four piece suite including double shower cubicle with mains shower fitted, Jacuzzi style panelled bath with mixer tap over, low-level WC within hidden cistern and large wash hand basin with mixer tap over. The room has full tiling walls and karndean flooring.

Outside to the front of the property is ample off-road parking space for several vehicles. The undercroft GARAGE (19' x 18'7"), benefiting from power and lighting the garage is accessed via a remote controlled section double door from the driveway. Pedestrian door to rear. The gardens wrap around the property and have been landscaped offering paved and decked sitting areas which enjoy the Sun throughout the day. The side garden has a lawn with mature fruit trees plus an enclosed storage area below the decked patio. At the rear is a level lawned garden plus a detached timber frame garden shed.



TOTAL FLOOR AREA : 2316 sq.ft. (215.1 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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Directions

From Junction 34 of the M4 travel north signposted Llantrisant. Continue through the 2 sets of traffic lights and at the roundabout take the 1st left hand turning. Continue along this road directly over the 1st roundabout and through the traffic lights. Follow the signs for Llanharan. Follow this road into the village taking the 1st right hand turning immediately after the High Corner Pub. Follow this road up the hill. At the very top of the hill take the left hand turning onto the private road which leads into the Meiros Valley Development. Bear left and continue on this road to the end of the cul-de-sac where No. 29 will be found.

Tenure

Freehold

Services

Mains Electric, water and drainage, LPG gas.
Council Tax Band G
EPC Rating

6250021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

29 OAKMEAD ROAD LLANHARAN PONTYCLUN CF72 9PB	Energy rating D	Valid until 23 June 2031
	Certificate number 3320-0002-1206-2689-3210	

Property type

Detached house

Total floor area

259 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 exemptions and exemptions](#). https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/610000/standard-landlord-guidance

Energy efficiency rating for this property

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

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

Viewing strictly by appointment through
Herbert R Thomas

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