



21 Oakmead Road, Meiros Valley
Llanharan, Pontyclun, CF72 9FB





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£475,000 Freehold

3 Bedrooms : 2 Bathrooms : 1 Reception Room

Watts & Morgan are delighted to present to the market this unique property situated on an exclusive development of similar Canadian style log-built homes. The village of Llanharan includes a selection of shops and pubs, Church, both Welsh and English medium primary schools and within walking distance to Llanharan train station. This detached three bedroom property offers spacious, modern living accommodation which has been tastefully decorated. Accommodation comprises; open-plan living/dining/kitchen space, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Externally enjoying composite decking area with built in jacuzzi enjoying superb views over Meiros Valley and lake; additional garden and patio seating areas to the rear and side. The property further benefits from a sweeping driveway with space for 3-4 vehicles leading into an integral garage with full power supply. EPC Rating 'E.'

- Bridgend Town Centre 8.3 miles
- Cardiff City Centre 15.5 miles
- M4 (J35) 4.4 miles

Your local office: **Bridgend**

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

ACCOMMODATION

Entrance via a partly glazed timber frame door with windows adjacent into the welcoming entrance hallway offering tiled flooring with under-floor heating, vaulted ceilings and a cupboard for storage. Much use is made of natural materials throughout including exposed timber, tiled and wooden floors. Steps lead down to the heart of the home enjoying the open plan living/dining/kitchen. The Lounge is a fantastic sized family room offering hardwood flooring, skylight windows and hardwood french doors opening to its own decked balcony seating area.

The dining area offers a continuation of hardwood flooring, and additional hardwood French doors leading out to the garden. The kitchen has been fitted with a range of 'Shaker-Style' wall and base units with hardwood worksurfaces and a co-ordinating portable island. Appliances to remain includes; freestanding oven and grill, 5 ring gas hob with extractor fan over and an integrated dishwasher and fridge. Further features include tiled flooring with under-floor heating, a 'Belfast' sink unit, windows to the side elevation, tiled splashback, vaulted ceilings and additional storage units.

An inner passageway offers tiled flooring with under-floor heating, a loft hatch giving access to the sizable fully boarded loft space and a courtesy door provides access into the integral garage housing the combi boiler.

The spacious master bedroom offers carpeted flooring, double fitted wardrobe space, an additional cupboard for storage and windows overlooking the rear garden. Leading into a fully tiled 3-piece en-suite shower room offering; walk-in shower cubicle, wash hand basin set within a vanity unit and WC.

Bedroom two is a good sized double bedroom offering laminate flooring, double fitted wardrobes, windows to the front and side elevation and recessed spotlights.

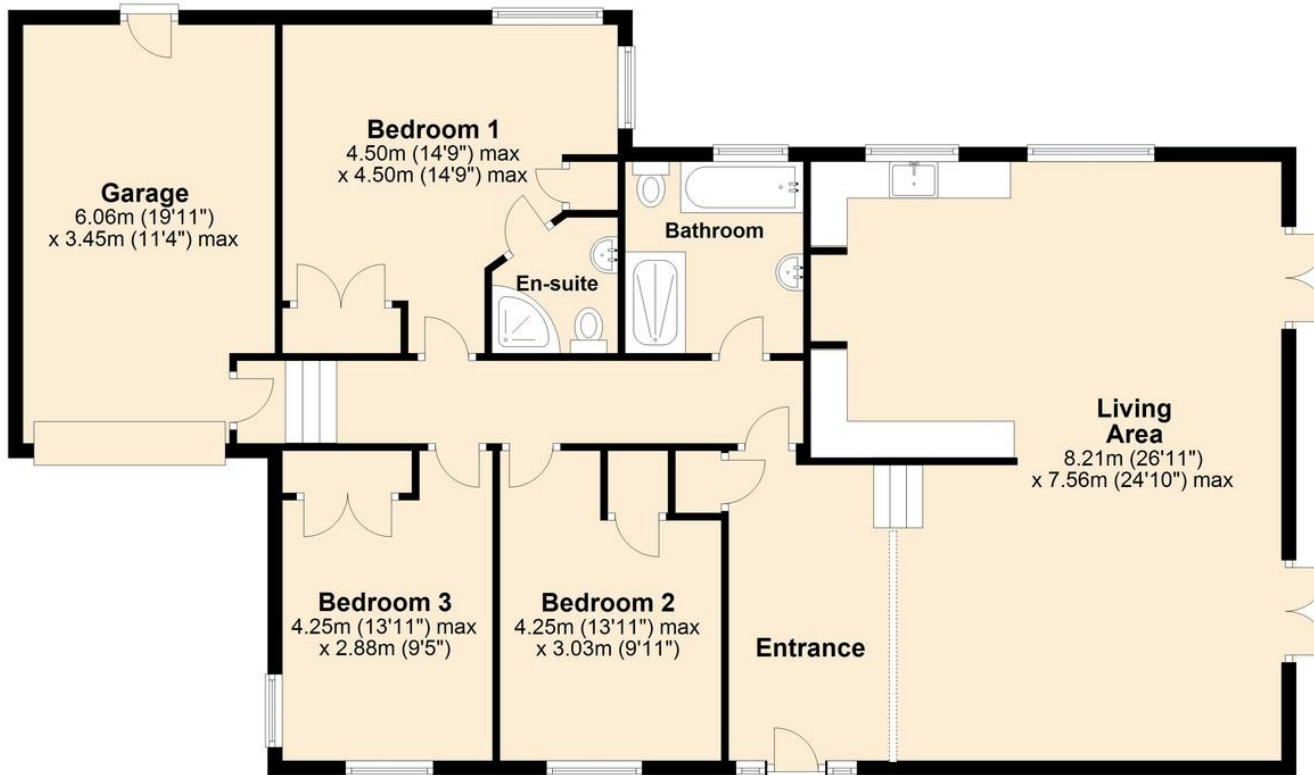
Bedroom three is a further double bedroom currently utilised as a home study offering; laminate flooring, a cupboard for storage, ample space for free standing furniture and a window to the front elevation.

The fully tiled family bathroom has been fitted with a 3 piece suit comprising; walk in wet-room style shower, bath, hand wash basin and WC.



Ground Floor

Approx. 140.9 sq. metres (1516.2 sq. feet)



Total area: approx. 140.9 sq. metres (1516.2 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 64 |
| (39-54) | E | 52 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

GARDENS & GROUNDS

No.21 is set within a particularly large surrounding garden plot enjoying a sweeping block paved driveway with space for 3/4 vehicles and gives access to a sizeable single garage housing the combi boiler. From here, steps lead to a sheltered veranda running the full width of the property. The veranda opens to the decked balcony area enjoying a built-in jacuzzi accessed from and overlooked by the family room. To the rear and side of the property lies a private lawned garden enjoying raised flower beds and mature shrubs further benefitting from a wooden gazebo with a patio area ideal for garden furniture. The property enjoys superb views over Meiros Valley onto beautiful forestry and a lake.

SERVICE & TENURE

Mains services electricity and water and LPG tank. All residents of Meiros Valley have a share of the ownership of the Resident's Association and contribute a £100 per month Service charge. This covers private water supply and sewerage charges and of communal areas including roadways, grass cutting, paths and woodland.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

