

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

25 Oakmead Road, Llanharan

Pontyclun

Guide Price £775,000

25 Oakmead Road

Llanharan, Pontyclun

Substantial energy-efficient family home with solar panels and air-source heat pump, stunning open-plan living, four double bedrooms, generous plot, parking and garage.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Substantial detached timber-built family home, offering well-balanced and versatile accommodation throughout.
- Attractively located within a select rural residential development, enjoying a picturesque setting.
- Mortgageable property, considered suitable for lending by mainstream high-street lenders.
- Spacious ground floor including Living Room with bi-fold doors, Sitting Room and open-plan Kitchen/Breakfast/Dining Room.
- Galleried landing serving four double bedrooms, two en-suite shower rooms and a family bathroom.
- Energy-efficient B-rated home with solar panels and air source heat pump, offering low running costs.
- Extensive driveway parking with detached garage providing excellent storage and parking provision.
- Landscaped gardens extending to just over one-third of an acre, enjoying a sunny aspect.
- Offered for sale with no onward chain for a straightforward and convenient purchase.







Offered for sale **with no onward chain**, this substantial and well-appointed family home is **fully mortgageable with mainstream high-street lenders** and combines contemporary design with excellent energy efficiency. The property benefits from **solar panels and an air source heat pump**, achieving an impressive **EPC rating of B**, ensuring low ongoing energy costs and long-term sustainability.

A modern composite front door opens into a welcoming **ENTRANCE HALL**, finished with honey-toned herringbone flooring, a floor-to-ceiling cloaks cupboard and pendant ceiling lighting.

To the right is a thoughtfully designed **OFFICE / STUDY**, continuing the herringbone floor and complemented by exposed oak detailing. The room enjoys a pleasant dual aspect with windows to both the front and side elevations.

Opposite, the principal living accommodation unfolds into a striking **KITCHEN / BREAKFAST / DINING ROOM**, designed with everyday living and entertaining in mind. This impressive space features a vaulted ceiling with galleried landing above, parquet flooring, patio doors opening to the front, and an open-tread staircase with glass balustrade rising to the first floor. The **KITCHEN AREA** is fitted with a comprehensive range of wall and base units with quartz work surfaces and a coordinating central island.

Adjoining the kitchen is a **UTILITY ROOM** with fitted storage and provision for appliances, leading through to a vaulted **REAR PORCH** with Velux roof window and a door opening onto the garden. A ground-floor **SHOWER ROOM / WC** is fitted with a white suite including corner shower, vanity wash hand basin and WC, finished with a mirror-fronted cabinet.

The **MAIN LIVING ROOM** is a light-filled space, enjoying views across the garden and direct access via bi-fold and patio doors to the veranda. A **10 kW log burner** provides an attractive focal point and adds warmth and character.

To the first floor, a galleried **LANDING** with fitted carpet and high-level window enjoys far-reaching countryside views.

BEDROOM ONE is a generous principal bedroom with dual-aspect windows, fitted wardrobes and carpet. The suite further benefits from a **DRESSING ROOM** with shelving and hanging space, together with a well-appointed **EN-SUITE SHOWER ROOM** featuring a walk-in shower, vanity wash hand basin and WC, complemented by porcelain tiled flooring and a rear-facing window.

BEDROOM TWO is also a spacious double room with front-facing window, built-in wardrobes and an **EN-SUITE SHOWER ROOM** comprising a modern three-piece suite.

BEDROOM THREE is a double room with built-in wardrobes, fitted carpet and rear-facing window.

BEDROOM FOUR is a further double bedroom with fitted wardrobe and window to the front elevation.

The **FAMILY BATHROOM** is fitted with a contemporary four-piece suite, including a free-standing roll-top bath, double walk-in shower, vanity wash hand basin and WC, finished with porcelain tiled flooring and rear-facing window.

Thistledome occupies a generous plot extending to approximately **0.38 acres**, with a substantial brick-paved driveway providing off-road parking for numerous vehicles.

A **DETACHED GARAGE** is equipped with an electric roller door, power and lighting, with an additional external door leading to a useful **STORAGE AREA**.3 spaces, with plumbing in place if required, with door to a large store to the left and onward to a pitched home office/study room with large window taking in scenic views to the front elevation.

Manicured lawns to the front with raised decked sitting area, leading to a side terrace with high-quality stone paving, a rear patio stepping up to further lawns, kitchen garden and raised beds.



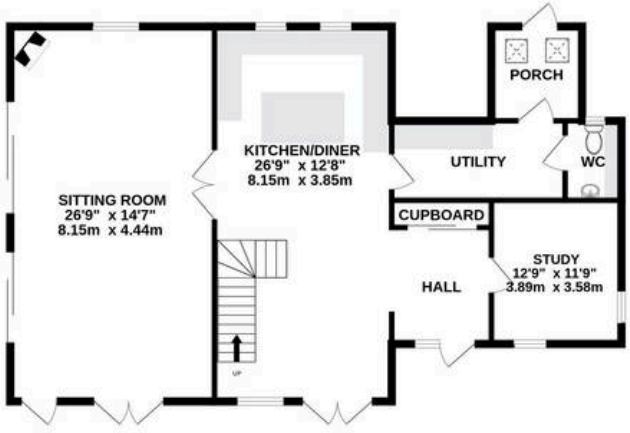


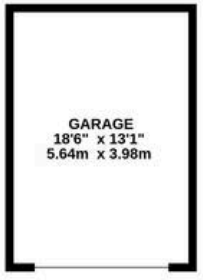




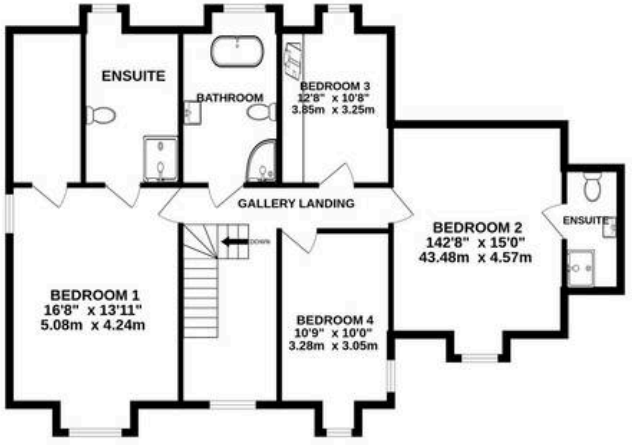


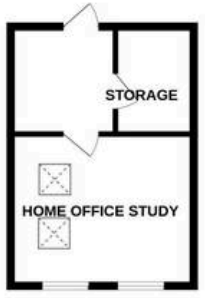
GROUND FLOOR
1271 sq.ft. (118.1 sq.m.) approx.





1ST FLOOR
1231 sq.ft. (114.4 sq.m.) approx.





TOTAL FLOOR AREA : 2502 sq.ft. (232.5 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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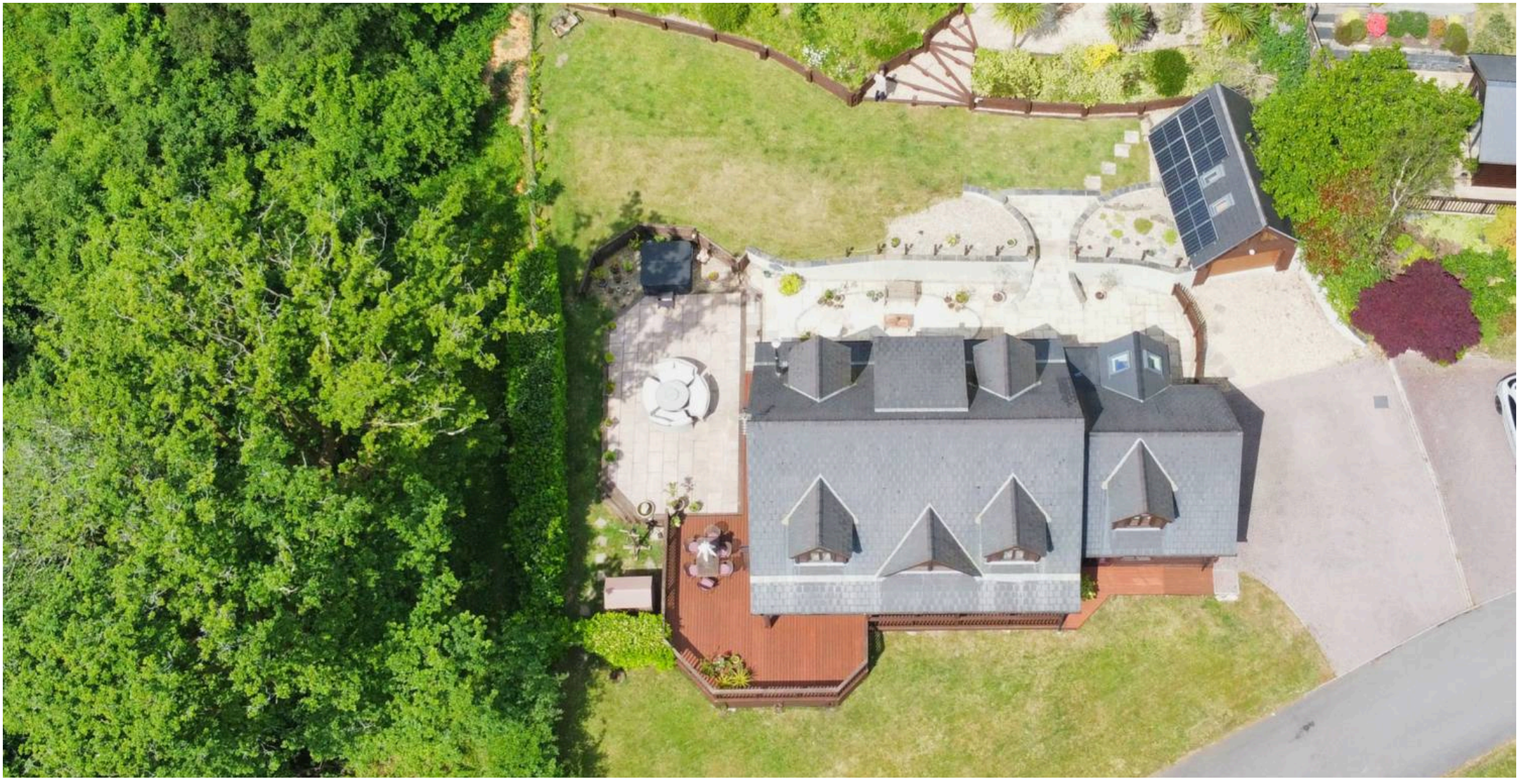












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