

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

1 Willow Road, Llanharry

Pontyclun

£245,000

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Llanharry, Pontyclun

Elevated with countryside views and a generous landscaped garden, this well-presented 3-bedroom end-terrace home offers spacious family living, a modern kitchen/diner, utility area and off-road parking

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented three-bedroom terraced family home
- Countryside views to the front elevation
- Spacious lounge with feature fireplace and electric fire
- Modern Shaker-style sage green kitchen with integrated appliances
- Separate utility room and ground floor cloakroom
- Three well-proportioned bedrooms
- Driveway parking for two to three vehicles
- Generous enclosed rear garden with multiple seating areas and mature planting







Occupying an elevated position with countryside views to the front and a generous family-friendly rear garden, this well-presented three-bedroom end of terrace home offers spacious accommodation ideal for first-time buyers and growing families. Benefiting from a modern kitchen/dining room, utility space, off-road parking and a landscaped rear garden.

Entered via a wood-effect uPVC front door with glazed insert, the **ENTRANCE HALL** provides access to the ground floor accommodation and benefits from wood-effect flooring which continues throughout much of the downstairs living space. There is a useful understairs storage cupboard and a radiator.

To the front of the property is the spacious **LOUNGE**, overlooking the front aspect via a large double-glazed uPVC window. The room is centered around an attractive feature fireplace with electric fire.

To the rear of the property lies the open-plan **KITCHEN and DINING ROOM**. The dining area enjoys pleasant views across the rear garden through a double-glazed window and offers ample space for a family dining table. The kitchen is fitted with an attractive Shaker-style sage green suite comprising a range of wall and base units with complementary work surfaces and tiled splashback. Further features include a stainless steel sink with mixer tap positioned beneath a window overlooking the garden, an integrated Beko dishwasher, integrated Beko fridge, space for a range-style cooker and a contemporary black extractor hood.

Leading from the kitchen is a useful **UTILITY** area providing additional storage and space for a washing machine, tumble dryer and further white goods. A double-glazed uPVC door provides direct access to the side of the property, whilst dual frosted windows allow for excellent natural light. Adjacent is a ground floor **CLOAKROOM** fitted with a white WC with concealed push-button flush, half-tiled walls, tiled flooring and a frosted double-glazed window. A further storage cupboard offers excellent storage that could be adapted into a walk-in pantry if desired.

First Floor

The first-floor **LANDING** is bright thanks to a side-facing double-glazed uPVC window. There is loft access and a radiator, with doors leading to all first-floor accommodation.

The **PRINCIPAL BEDROOM** is a generous double room positioned to the front of the property, enjoying attractive views towards the surrounding countryside. The room further benefits from built-in storage, a double-glazed window and radiator.

BEDROOM TWO is another well-proportioned double bedroom overlooking the rear garden and benefits from a built-in storage cupboard, double-glazed window and radiator.

BEDROOM THREE offers a versatile space ideal as a child's bedroom, guest room or home office, with elevated views to the front and beyond.

The **FAMILY BATHROOM** is finished with floor-to-ceiling tiling and matching tiled flooring. The suite comprises a tile panelled bath with mixer tap and shower over, pedestal wash hand basin, low-level WC with push-button flush, chrome heated towel rail and a frosted double-glazed window.

Outside

To the front, the property is approached via steps leading adjacent to a lawned garden bordered by hedging and established planting. A substantial driveway provides off-road parking for two to three vehicles and gated side access leads through to the rear garden.

The enclosed rear garden has been thoughtfully arranged to provide both entertaining and family space, featuring a paved seating terrace, extensive lawn, gravelled seating area and raised flower beds stocked with a variety of established plants.

This property is of non-traditional construction, benefitting from a valid PRC certificate. This confirms that all necessary structural repairs have been completed.





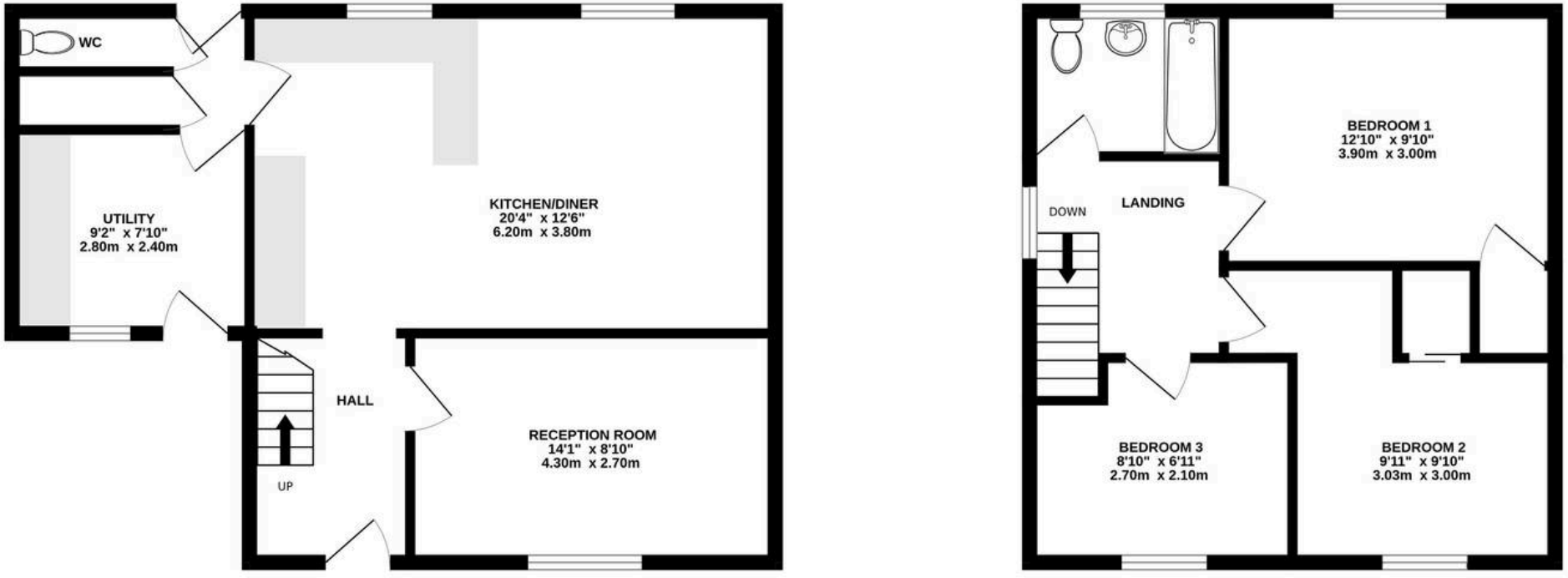






GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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