



**DYLAN DAVIES**  
Estate & Letting Agents

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9 Cowbridge Road, Pontyclun, CF72 9EA

The Hollies, Oakmead Road, Llanharan, Pontyclun. CF72 9FB

**£795,000**



**FOR SALE**

**\*A TRULY UNIQUE AND EXQUISITE FOUR BEDROOM DETACHED HOME SET ON APPROX 1 ACRE PLOT\*\***

**\*\*DOUBLE GARAGE plus AMPLE OFF ROAD PARKING\*\***

**\*\*GARDEN ROOM WITH SPACE FOR HOT TUB\*\***

Dylan Davies of PONTYCLUN is absolutely thrilled to showcase this stunning four-bedroom detached home in Llanharan.

Welcome to "The Hollies," a truly unique and amazing property nestled in a private and secluded location on the outskirts of the desirable Meiros Valley development in Llanharan.

This beautifully presented home sits on an impressive 1-acre plot, offering a harmonious blend of luxury, space, and sustainability. The property features four spacious double bedrooms, each offering comfort and ample storage, making it perfect for families or hosting guests. All four bedrooms come complete with their own luxurious en-suites, providing convenience and style at your fingertips.

The large conservatory provides a perfect space for relaxation, overlooking the stunning gardens and allowing natural light to flood in. It's the perfect space for indoor/outdoor living.

The spacious lounge exudes an impressive aura with its striking vaulted ceiling, infusing the living space with an air of grandeur and openness. Adorned with patio doors, it seamlessly connects to the stunning garden, offering a seamless indoor-outdoor lifestyle.

Welcome to the heart of the home: an impressive kitchen/diner/family room designed for both everyday living and exceptional entertaining. This fantastic space effortlessly combines style and functionality, making it perfect for gathering the whole family or hosting friends. The stunning modern shaker kitchen boasts an abundance of cupboard space and a fantastic mantle with a range cooker (available by negotiation). The Belfast sink and peninsula breakfast bar add a touch of elegance, complemented by high-end appliances that make cooking a delight. Whether you're whipping up a quick meal or cooking up a storm, this kitchen is a chef's dream.

The dining area comfortably accommodates a large table, creating a welcoming space for shared meals and celebrations. Adjacent to the dining area, the cosy seating area features an inglenook fireplace with a log burner, providing warmth and ambiance for relaxing evenings. Bifold doors open out to the garden, seamlessly blending indoor and outdoor living. This design encourages a flow of natural light and easy access to outdoor entertaining spaces.

The open-plan layout extends into the conservatory, further enhancing the living space and offering panoramic views of the garden. This kitchen/diner/family room is more than just a functional area—it's the vibrant heart of the home, perfect for creating lasting memories with loved ones.

The property also includes a double garage and a gravel driveway, offering secure parking and ample space for multiple vehicles. Sustainable living is a key feature of this home, with an air source heat pump and owned solar panels, reducing your carbon footprint and utility bills.

Outside, the garden room has space for a Hot Tub and provides a serene retreat to unwind and enjoy outdoor living in style. This amazing home really is the perfect haven for those seeking a luxurious lifestyle in a serene setting.

Don't miss the opportunity to own this exceptional home

**\*\*VIEWING COMES HIGHLY RECOMMENDED TO APPRECIATE JUST WHAT IS ON OFFER\*\***

**OWNERS COMMENTS** "We've loved every moment spent at The Hollies, and it is with mixed emotions that we prepare to move on from this wonderful family home. One of the best aspects of The Hollies is its tranquillity. Nestled in a quiet neighbourhood, the peace and quiet here are unparalleled. It's a place where you can unwind after a long day, free from the hustle and bustle of city life. The surrounding area offers beautiful walks over the mountain up to the Ridgeway Walk or through the forestry, that we have enjoyed immensely. The Hollies is perfect for family gatherings, the spacious and well-designed layout has catered perfectly to our family's needs. It's with a heavy heart that we say goodbye to this lovely home, but we are excited for the next family to create their own memories here. We are confident that they will find as much joy and contentment in The Hollies as we have"

#### LOCATION

The Hollies, located on Oakmead Road in Llanharan (CF72 9FB), boasts a prime location with convenient access to various amenities and transport links. Just a short drive away, you'll find Pontyclun High Street, offering a variety of shops, cafes, and local services. The charming town of Cowbridge, known for its boutique shops and restaurants, is approximately 5 miles away. For commuters, Llanharan railway station is nearby, providing a swift 15-minute journey to





**D** PROPERTY MARKETING EXPERTS



GROUND FLOOR  
1684 sq.ft. approx.



1ST FLOOR  
987 sq.ft. approx.

