



Oakmead Road, Meiros Valley, CF72 9FB
Price £495,000

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

T: 01446 771777 E: cowbridge@brinsonsbirt.co.uk

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Meiros Valley is an exclusive gated development of just 30 detached properties in various sizes set in about 4 acres of beautiful grounds including woodland and a lakes. All of the properties are built in eastern white pine from the USA and blend in particularly well with their sylvan setting. Despite this wonderfully rural location there are good local village facilities within walking distance and easy access to the main road network including the M4 brings major centres within easy commuting distance.

This property is presented to a particularly high standard benefiting from extensive and stylish recent refurbishment. The accommodation is usefully flexible with two double bedrooms and two bathrooms on the first floor although it would be simple to create a three bedroom layout as has been done with other properties. Downstairs is a splendid main living room with Rocal steel and glass log burner, superb kitchen finished in warm cherry, cloakroom and utility room, plus a second living room that could be used as an additional bedroom if required. The outside is an absolute delight with large decked and railed sitting area to the front overlooking the valley and dining terrace and sitting terrace to the rear overlooking adjoining meadow.

This property benefits from no upwards chain and can be immediately available.



Accommodation

Ground Floor

Entrance Porch

Stretching right across the front of the house with pitched roof over supported by pillars and open to front and sides where it becomes part of the large front terrace.

Entrance Hall

Part glazed storm doorway to front. Window enjoying front views. Dogleg staircase to first floor with understairs storage cupboard. Spotlighting to ceiling.

Living Room 12'7" x 23'1" (3.86 x 7.04)

A particularly comfortable room with double window to front enjoying views over the valley whilst to the rear French doors lead out to the rear terrace and dining terrace and enjoy garden views over the meadows beyond. Black walnut laminate flooring. Splendid large Rocal log burner finished in steel and glass and glazed on three sides set on glazed hearth with split face shist backplate to ceiling height flanked by log feature walls.

Bedroom Three/Dining Room 12'7" x 10'1" (3.84 x 3.08)

Double window to front enjoying extensive valley views. Equally useable as additional bedroom or living space as the need arises. Further window to side.

Kitchen 13'11" x 12'5" (4.26 x 3.80)

Comprehensively fitted with an extensive range of matching wall and base units in warm cherry with black granite effect work surfaces and metallic tiled splashbacks. Features include Stoves stainless steel double oven range with induction hob over and stainless steel tiled backplate with Stoves stainless steel filter hood over. Franke twin bowl unit with boiling water/filtered water tap and mixer tap with additional flexible hose, Samsung stainless steel American style fridge/freezer with cupboards around. Matching central island unit finished in warm cherry and black granite effect with cupboards and drawers under and fitted with concealed inset USB port and power point. Inset ceiling

lighting. Tiled flooring. Picture window overlooking rear garden and meadows beyond.

Cloakroom

Suite in white comprising wide wash hand basin and low level WC. Tiled splashbacks. Tiled flooring. Inset ceiling lighting. Extractor. Window to side.

Utility Room

Tiled flooring to match kitchen and matching base units in warm cherry and black granite effect. Wall to wall work surface with inset Belfast sink fitted with mixer tap and additional flexible hose.

First Floor

Landing

Dogleg staircase from entrance hall. Spotlighting to ceiling.

Master Suite Bedroom One 12'11" x 13'9" (3.96 x 4.21)

Wide ranging valley views to front. Inset ceiling lighting. Two flush fitted cupboards. Flush fitted walk-in cupboard. Ensuite is:

Master Suite Bathroom One

Luxury suite in white comprising wide winged wash hand basin with mixer tap, glazed walk in shower cubicle fitted with HR rain head shower. Travertine tiling to floor and walls. Inset ceiling lighting. Extractor. Velux window with countryside views. Heated towel rail.

Bedroom Two 12'8" x 13'11" (3.87 x 4.26)

Wide ranging front views. Pretty arched window to side. Walk in storage cupboard. Inset ceiling lighting.

Bathroom Two

Luxury Duravit suite in white comprising low level WC and bath with tiled surround and wall mounted taps. Splendid wash hand basin created from a solid block of granite with wall mounted taps and set on oak stand. Travertine tiling to walls and floor. Inset ceiling lighting. Extractor. Large chrome wall mounted radiator. Picture window to rear overlooking the garden and countryside beyond.

Outside

To the front a tarmac driveway leads to parking area laid to brick paviours in front of the semi detached garage (11'6" x 19'10") which matches the house. Up and over timber door. Window to side and doorway. The interior of the garage is immaculate with sealed floor, plastered and painted walls and ceiling with inset ceiling lighting and electric light and power. Ladder staircase leads up to a playroom/store room which is also plastered, painted and carpeted and features ceiling lighting and power. Lawned garden to front with mature trees. Five limestone steps lead up to the front terrace with timber rail around with copper headed post. The front terrace is laid to Timbertech composite decking finished in mirage grey and leading into the entrance porch. The decked area continues around either side of the property linking up at the rear under cover terrace which widens out to form a delightful dining terrace with access directly from the French doors in the living room and surrounded by well stocked timber built beds. The back garden is laid principally to lawn and enjoys views over the meadow to the rear with densely stocked shrubbery borders. Well fenced either side of the garden. Further sitting area laid to crushed slate with timber surrounds and an ideal spot to sit and enjoy the rear countryside views.

Services

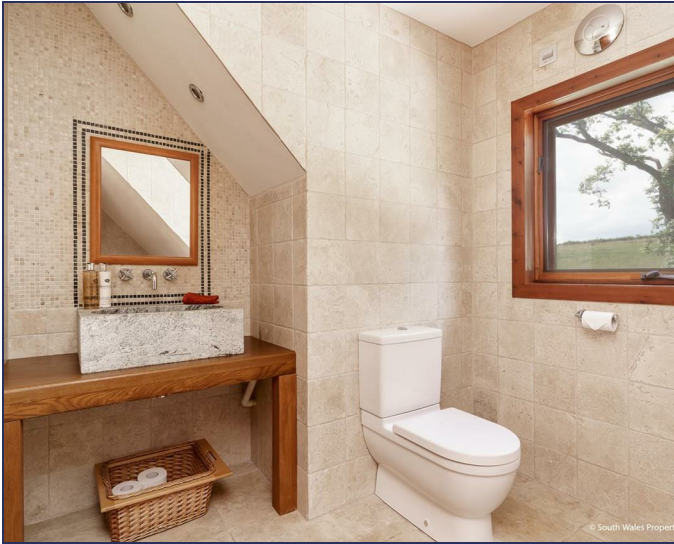
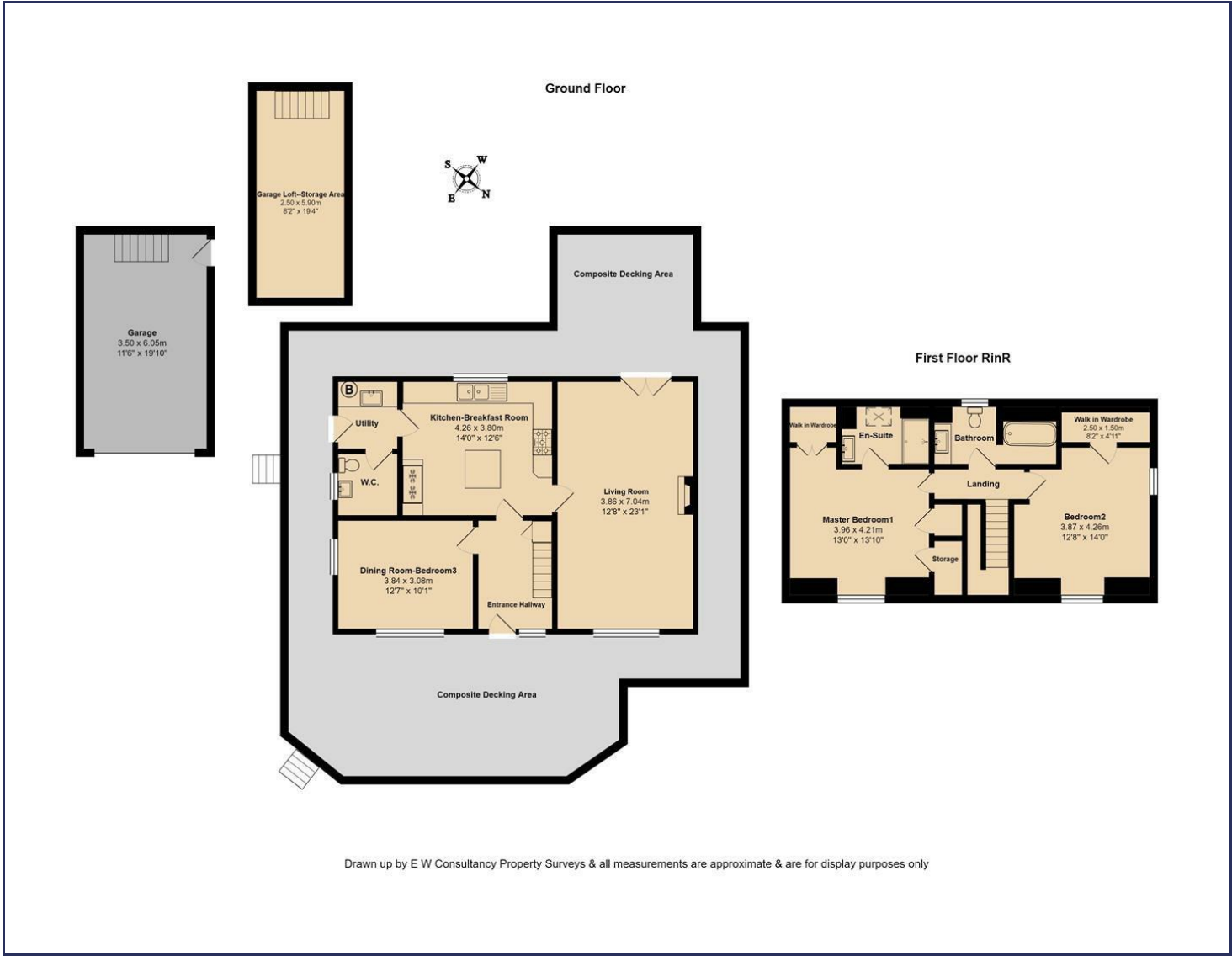
Mains water, electricity. Central heating by LPG with tank sunk into the front garden. An annual variable management fee at the rate of £150 per month pays for all water and sewerage charges and all communal costs for maintaining the grounds and roads.

Directions

From the M4 Junction 34 head north on the A4119. At the first roundabout turn left on the A473 passing through Talbot Green into the open countryside and the into Llanharan. In the centre of Llanharan as the A473 turns sharp left turn right alongside "The High Corner" pub. Proceed up the hill and towards the top and after going over the sleeping policeman turn left into Oakmead Road to the automatic gates which leads into Meiros Valley. Number 6 is on your left hand side.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		