



1 Lantern Close  
Pontyclun, CF72 9ZB

Watts  
& Morgan





# 1 Lantern Close

Llanharan, Pontyclun, CF72 9ZB

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**£449,995 Freehold**

6 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A beautifully presented and spacious six-bedroom detached home, situated on a private corner plot in the well-connected village of Llanharan. Offering versatile living space across three floors, the property features a contemporary kitchen, two reception rooms, a private garden, off-road parking, and a garage. Llanharan offers local amenities including shops, pubs, a church, and both Welsh and English medium primary schools. Excellent transport links are available via nearby junctions of the M4 motorway and Llanharan Railway Station, with direct access to Cardiff in approximately 15 minutes. Ideal for growing families seeking style, space, and convenience.

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## Directions

Talbot Green – 3.6 miles

Cardiff City Centre – 16 miles

M4 Motorway, J35 Pencoed – 3 miles

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## Summary of Accommodation

### About the Property

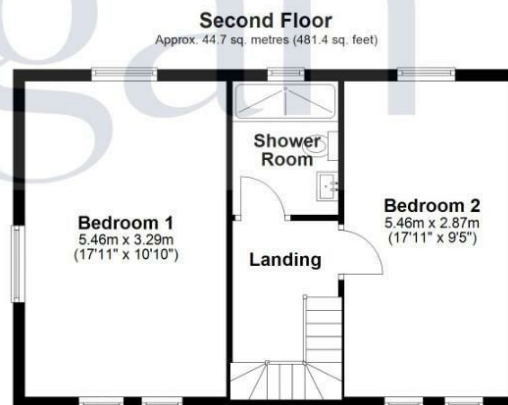
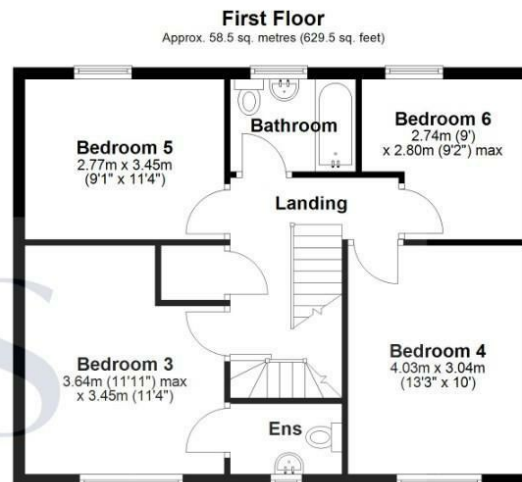
This immaculate and exceptionally well-presented six-bedroom detached family home occupies a desirable corner plot in the popular village of Llanharan. The property offers spacious and flexible accommodation across three floors, making it ideal for modern family living.

On the ground floor, a stylishly decorated living room features French doors opening onto the rear garden, creating a wonderful indoor-outdoor flow. The contemporary kitchen is well-equipped with a single oven, gas hob, integrated dishwasher, and benefits from a convenient side door. An additional reception room, currently used as a playroom, offers versatile space that would equally serve as a formal dining room or home office.

The first floor provides three generous double bedrooms, one with its own en suite WC, and a fourth single bedroom. A beautifully appointed family bathroom features a tap-end bath and a thoughtfully curated selection of high-quality tiles and fittings.

On the second floor are two further bedrooms, including a spacious top-floor suite with a recently renovated en suite bathroom. This room enjoys excellent natural light thanks to two well-placed Velux windows and a striking triangular feature window.





Total area: approx. 182.1 sq. metres (1959.7 sq. feet)

## Garden & Grounds

Externally, the property enjoys a mix of lawn and patio areas, perfect for outdoor entertaining and family enjoyment. The garden offers privacy and a peaceful ambiance, benefiting from its corner plot position. A spacious garage provides additional storage or parking, while the driveway offers ample off-road parking for at least three vehicles. The property is also equipped with an electric vehicle charging point, which will remain in place.

## Additional Information

Freehold. All Mains Connected. Council Tax Band D.



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



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.





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