



## 2 Sunnybank

Llantrisant, CF72 8EQ

Price £325,000

HARRIS & BIRT



An impressive, spacious, end terrace, four bedroom property situated in the heart of Old Llantrisant. Situated within a popular spot, surrounded by similar style properties and offering a spectacular view across open countryside towards the Devon Coastline. This property offers accommodation of entrance hall, WC/cloaks, modern fitted kitchen/dining room opening through to large living room to ground floor with four bedrooms to first floor, master en suite and dressing room, alongside second bathroom. Fitted wardrobes to both double rooms. Further benefits includes combination gas central heating boiler, UPVC double glazing throughout and modern fitted kitchen and bathroom, as well as wood effect flooring throughout the ground floor.

The Old Town of Llantrisant continues to enjoy increased popularity with its preponderance of older properties set in narrow winding streets with individual shops and businesses. Within walking distance is the leisure centre with its indoor swimming pool and wide range of sport and leisure facilities. Also within walking distance are the more extensive modern facilities of Talbot Green including a wide range of shops both national and local, major out of town shopping centre including Boots, Marks and Spencer, Tesco etc. Llantrisant Golf Club is only a short drive away and a bit further away is the Vale of Glamorgan Country Club with tennis, squash, yoga, gymnasium, swimming pool, golf driving ranges, golf courses etc. Easy access to the M4 motorway brings major centres including the capital city of Cardiff.



## Accommodation

### Ground Floor

#### Entrance Hall

Entered via UPVC half glazed door to open entrance hall. Two built in storage cupboards with oak doors. Understair storage for shoes and cloaks. Papered walls and skimmed ceiling. Wood effect flooring. Radiator. Full turn staircase leading to first floor landing. Doorway into;

#### Kitchen/Dining Room 11'5" x 21'3" (3.50 x 6.50)

Attractive shaker style fitted kitchen with brushed chrome handles and wood effect work surfaces. Features include range of wall and base units with wall mounted glass display case. Dark composite 1.5 bowl sink and drainer with chrome swan neck mixer tap. Inset eyeline microwave. Built in eyeline electric fan oven. Gas five ring hob with overhead matching chimney extractor hood. Built under integrated Hotpoint dishwasher with decor panel. Built in Whirlpool washing machine with decor panel. Space for American style fridge/freezer. Attractive overhanging breakfast bar. Good space for dining table and chairs. UPVC double glazed patio doors opening out to rear garden and offering fantastic views across open countryside to the south. Skimmed walls and ceiling with inset LED spotlighting. Mosaic tiled splashbacks to kitchen. Matching wood effect flooring. Radiator. Double opening through into;

#### Living Room 12'7" x 21'3" (3.85 x 6.48)

Oversized chimney in pointed stone with oak lintel. Inset log burning stove set on a flagstone hearth. Space and wiring for media centre. Skimmed walls and ceiling. UPVC double glazed window to south elevation offering wonderful views. Additional chimney breast opening which could house second log burning stove if required. Matching wood effect flooring. Radiator.

#### Cloakroom/WC

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin with gloss tiled splashbacks. Skimmed walls and ceiling. UPVC double glazed opaque window to side. Dark porcelain tiled flooring. Radiator.

### First Floor

#### Landing

Accessed via quarter turn staircase from entrance hall. UPVC double glazed window to side. Further natural light via UPVC double glazed opaque window to rear elevation. Access to loft via hatch. Doors to all first floor rooms.

#### Master Suite Bedroom One 8'8" x 9'10" (2.66 x 3.00)

UPVC double glazed picture window overlooking rear garden and countryside views beyond. Skimmed walls and ceiling. Fitted carpet. Radiator. Opens into;

#### Master Suite Dressing Room

Comprising range of hanging rails, shelving and dressing table. Lighting via range of spotlighting. Open from master bedroom. Fitted carpet. Skimmed walls and ceiling.

#### Master Suite Bathroom One

Three piece suite in white comprising panelled bath with integrated chrome overhead shower and shower head attachment. Pedestal wash hand basin and low level dual flush WC. Two UPVC double glazed opaque windows to side. Built in airing cupboard housing Logic gas combination central heating boiler. Chrome wall mounted heated towel rail. UPVC clad walls. Vinyl laid flooring.

#### Bedroom Two 11'10" x 10'2" (3.62 x 3.10)

UPVC double glazed window to south elevation with views across the countryside beyond. Papered walls. Fitted carpet. Radiator. Three door run of mirror fronted floor to ceiling fitted wardrobes.

#### Bedroom Three 11'2" x 10'9" (3.42 x 3.30)

UPVC double glazed window to front. Skimmed walls and ceiling. Radiator. Two door run of mirror fronted floor to ceiling fitted wardrobes. Fitted carpet.

#### Bedroom Four 5'6" x 8'3" (1.69 x 2.52)

UPVC double glazed window to front. Skimmed walls and ceiling. Fitted carpet. Radiator.

#### Bathroom Two 6'3" x 8'2" (1.93 x 2.50)

Recently refitted with suite comprising oversized bath with chrome mid mixer tap, integrated chrome shower and rainfall shower head attachment. Low level dual flush WC and modern wash hand basin with chrome mixer tap and underset vanity unit. Contrasting tiled flooring and splashbacks. UPVC double glazed window front elevation. Access to loft via hatch. Extractor fan. Chrome wall mounted heated towel rail.

#### Outside

Situated on a quaint corner plot on a private and popular street in the old part of Llantrisant and offering the most spectacular scenic views. Access to the front via pedestrian gated access. Paved forecourt to front. Private and secluded via stone built wall and private fencing. Rear garden mainly laid to lawn with greenhouse to remain. Flat and offering those stunning views. Small patio terrace opens out from dining room.

#### Services

Mains water, gas, electricity and drainage.



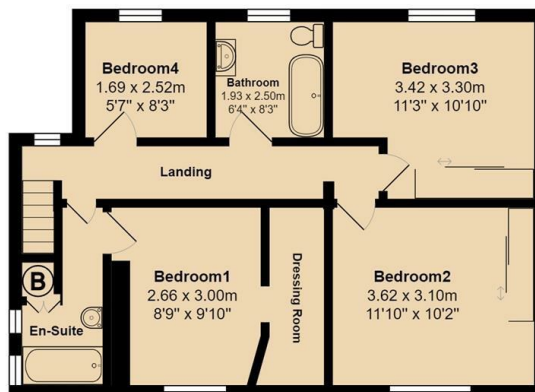




Ground Floor



First Floor



Total Area: 115.1 m<sup>2</sup> ... 1239 ft<sup>2</sup>

Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

67 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>65</b>



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