



## 21 Clos Lancaster

Llantrisant, Pontyclun CF72 8QP

Price £280,000

HARRIS & BIRT



Semi-detached three bedroom home. Situated within a popular spot, surrounded by similar style properties. This property offers accommodation of entrance hall, living room, fitted kitchen, dining room and downstairs WC to ground floor. Three good sized bedrooms and a family bathroom to first floor. Off road parking to front with a single garage to the rear and low maintenance garden to both front and rear. The property is freehold and has no chain.

The Old Town of Llantrisant continues to enjoy increased popularity with its preponderance of older properties set in narrow winding streets with the Guildhall Museum, Model House Craft and Design Centre, individual shops and businesses and cafes. Within walking distance to Llantrisant Primary School, 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 which takes approx. 30 minutes to drive by car.

## Accommodation

### Ground Floor

#### Entrance

#### Living Room 11'4 x 15'5 (3.45m x 4.70m)

UPVC double glazed window. Fitted carpet. Papered walls. Feature wall. Pendant ceiling light. Radiator.,

#### Kitchen 7'9 x 11'5 (2.36m x 3.48m)

Fitted kitchen with a range of wall and base units set under and over contrasting marble effect work surface. Stainless steel 1.5 sink bowl and drainer with mixer tap. Space for fridge/ freezer. Plumbing for washing machine. UPVC double glazed door to rear garden. UPVC double glazed window

#### Dining Room 9'7 x 8'4 (2.92m x 2.54m)

UPVC double glazed window. Fitted carpet. Papered walls. Feature wall. Pendant ceiling light. Radiator.,

#### WC

Two piece suite comprising low level WC. Wall hung wash hand basin with taps with tiled splash back. Fitted carpet. Part papered walls. Radiator. UPVC double glazed window.

### First Floor

#### Landing 6'1 x 9'2 (1.85m x 2.79m)

Straight staircase leading from ground floor to first floor landing. Carpet flooring. Pendant ceiling light. Access to loft via hatch. Built in storage cupboard with inset shelving.

#### Bedroom One 11'3 x 12'5 (3.43m x 3.78m)

UPVC double glazed window. Fitted carpet. Papered walls. Pendant ceiling light. Radiator. Built in storage cupboard.

#### Bedroom Two 11'3 x 9'0 (3.43m x 2.74m)

UPVC double glazed window. Fitted carpet. Papered walls. Pendant ceiling light. Radiator. Built in storage cupboard.

#### Bedroom Three 7'6 x 8'10 (2.29m x 2.69m)

UPVC double glazed window. Fitted carpet. Papered walls. Pendant ceiling light. Radiator. Built in storage cupboard.

#### Bathroom

Three piece suite comprising low level WC. Wash hand basin. Panelled bath with taps. Fitted carpet. Tiled walls. UPVC double glazed window.

#### Outside

Concrete laid flooring offering off road parking. Area laid to patio with mature shrubbery. Access to rear and garage via large side gate. Mainly laid to patio easy to maintain. Fenced boundary to all sides. Garage with up and over door and pedestrian side door.

#### Services

Freehold. Double glazing.

#### Directions

WHAT3WORDS - ///saturate.funds.hoaxes







FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1: 453 sq. ft. FLOOR 2: 426 sq. ft.  
 TOTAL: 880 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		72	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

