



46 Despenser Avenue

Llantrisant, Nr Pontyclun, CF72 8QA

Asking Price £350,000

HARRIS & BIRT



Detached, three bedroom home situated within a popular spot in Llantrisant. This property offers accommodation of entrance hall, living room, modern fitted kitchen/ dining room and downstairs WC to the ground floor. Three good sized bedrooms and a family bathroom to first floor. Off road parking to front with a single garage 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 Hallway 9'6 x 6'3 (2.90m x 1.91m)

The property is entered via uPVC front door with inset vision panel. LVT flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlights. Doors to all ground floor rooms. Carpet stairs to first floor landing.

Living Room 14'3 x 12'6 (4.34m x 3.81m)

Large uPVC window to rear. LVT flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlights to alcoves. Pendant ceiling light. Radiator. Media wall.

Kitchen/Dining Room 14'9 x 19'4 (4.50m x 5.89m)

Modern fitted kitchen with features to include range of wall and base units. 1.5 sink bowl and draining grooves with chrome swan neck mixer tap. Inset eyeliner Neff oven and grill. Integrated fridge/freezer behind matching decor panel. Integrated dishwasher behind matching decor panel. Kitchen island unit with breakfast bar overhang. Base units below. Induction hob. Space for dining table and chairs. uPVC sliding patio doors open out onto rear terrace. LVT flooring. Skimmed walls. Skimmed ceiling. Radiator.

WC 2'6 x 6'3 (0.76m x 1.91m)

Two piece suite in white comprising low level hidden cistern WC. Wall hung wash hand basin with waterfall hot and cold tap. Tiled floor. Part tiled walls. Further skimmed walls and ceiling. Obscure glazed window to side elevation. Vertical chrome heated towel rail.

First Floor

Landing 10'11 x 6'3 (3.33m x 1.91m)

Carpeted flooring. Skimmed walls. Skimmed ceiling. uPVC window to front. Inset ceiling spotlighting. Access to airing cupboard housing gas combination boiler. Access to loft via hatch. Radiator.

Master Bedroom 13'6 x 12'9 (4.11m x 3.89m)

Large uPVC window overlooking rear. Carpet flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlights. Wall lights. Built in wardrobes. Radiator.

Bedroom Two 11'0 x 12'9 (3.35m x 3.89m)

uPVC window overlooking rear. Engineered wood flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlights. Radiator

Bedroom Three 10'5 x 8'0 (3.18m x 2.44m)

uPVC window to front overlooking front. Engineered wood flooring. Skimmed walls. Skimmed ceiling. Ceiling spotlights. Radiator

Family Bathroom 5'5 x 8'5 (1.65m x 2.57m)

Three piece suite in white comprising wall mounted WC and wash hand basin. Panelled bath with glass shower screen and shower fittings. Tiled flooring. Part tiled walls. Further skimmed walls. Skimmed ceiling. Ceiling spotlighting. Vertical heated towel rail.

Outside

To the front of the property there is off road parking to the front of the garage. Flag stone steps down to front door. Raised flower beds. Rear garden is mainly laid to lawn with feather edge fencing to the rear. Raised patio terrace overlooking rear garden.

Garage

Garage with up and over front door. Brick construction. Lighting and electricity.

Services

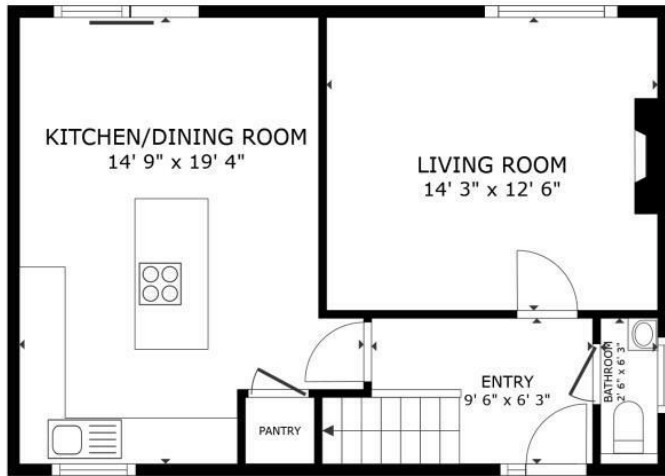
The property is serviced by mains gas, electricity, water and drainage.

Directions

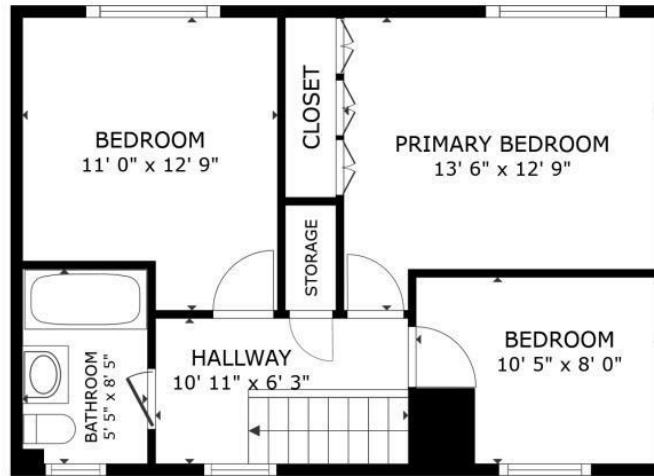
WHAT3WORDS - ///decreased.truckload.firepower







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 529 sq.ft. FLOOR 2 529 sq.ft.
 TOTAL : 1,058 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		
(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	



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