



24 Heol-Y-Sarn

Llantrisant, Pontyclun CF72 8DB

£1,395 Per Calendar Month

HARRIS & BIRT



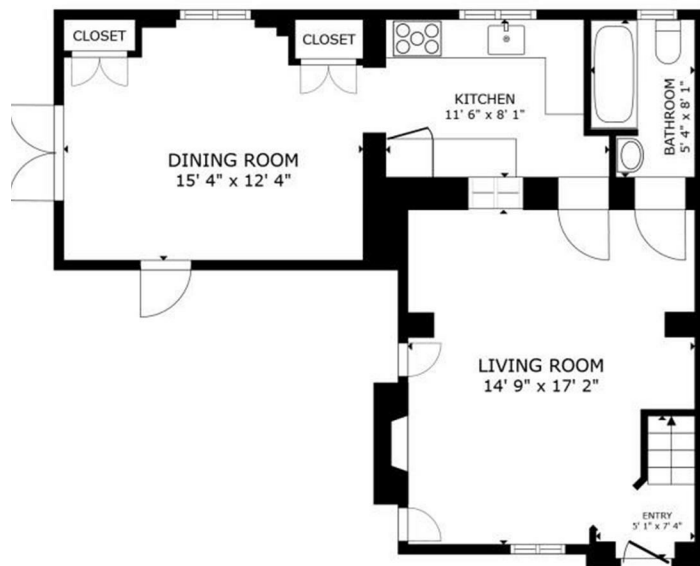
Nestled in the charming area of Heol-Y-Sarn in Llantrisant near Pontyclun, this beautifully presented and extended three-bedroom property offers the perfect blend of modern living and comfort. The home features two welcoming reception rooms, a stylish modern fitted kitchen, a ground floor bathroom, and three well-proportioned bedrooms - with the main bedroom boasting an en suite and walk-in wardrobe. One of the property's standout features is the open landing area at the top of the stairs. This versatile space can be used as a home office, reading nook, or cosy snug, adding even more flexibility to the layout. Outside, you'll find a good-sized enclosed rear garden complete with a shed and summer house, plus a garage with an up-and-over electric roller door. Situated in a conservation area that helps protect the historic and architectural heritage of Llantrisant, this home enjoys a truly special setting. It's just a short stroll from the impressive 280-acre Llantrisant Common, offering endless opportunities for outdoor activities, dog walking, and leisurely strolls. The location is highly desirable - close to Llantrisant's wide range of amenities, including shops, schools, and parks - making it an excellent choice for those who value community living in a picturesque and historic environment.

The property is offered on an unfurnished basis at £1,395 per calendar month, with a deposit of £1,495. It has an EPC rating of D and falls under Council Tax Band D. Available immediately, this lovely home is ready to welcome its next tenants.



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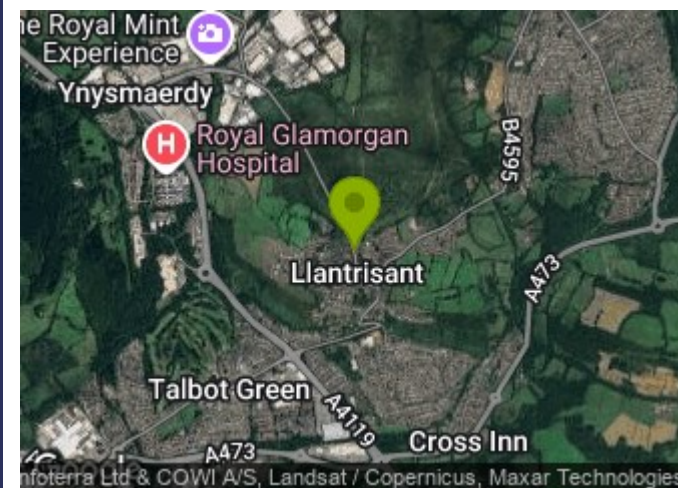




FLOOR 1



FLOOR 2



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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	

