



5 School Street

Llantrisant CF72 8EN

Offers Over £120,000

HARRIS & BIRT





An end of terrace, two double 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. This property offers accommodation of entrance hall, family bathroom, living room, fitted kitchen/dining to ground floor with two bedrooms to first floor. 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 5'9 x 6'11 (1.75m x 2.11m)

Entered via a wooden door to entrance hall. Wooden stable door opening out to rear garden. Carpet flooring. Radiator. Doors into living room and family bathroom.

#### Family Bathroom 6'5 x 6'3 (1.96m x 1.91m)

Three piece suite in white comprising low level dual flush WC and pedestal wash hand basin with tiled splash backs. Bath with electric shower over. Skimmed walls. Tongue and groove wood panelling ceiling. UPVC double glazed opaque window to side. Carpet flooring. Radiator.

#### Living Room 11'5 x 11'11 (3.48m x 3.63m)

Feature fireplace set into pointed stone with wood lintel. Inset open burning stove set on a flagstone hearth. Skimmed walls and ceiling. UPVC double glazed window to front elevation. Carpet flooring. Radiator.

#### Kitchen/ Dining Room 11'4 x 11'11 (3.45m x 3.63m)

Fitted kitchen with laminate work surfaces. Features include range of wall and base units. Sink and drainer with chrome swan neck mixer tap. Good space for dining table and chairs. UPVC double glazed window to front. Skimmed walls and ceiling. Tiled splash backs to kitchen. Tiled flooring. Space for oven, space for washing machine, space for fridge and freezer. Opening through into;

### First Floor

#### Landing

#### Bedroom One 11'5 x 11'11 (3.48m x 3.63m)

UPVC double glazed window overlooking rear garden. Skimmed walls. Wood beam and skimmed ceiling. Wood flooring. Radiator.

#### Bedroom Two 11'4 x 8'7 (3.45m x 2.62m )

UPVC double glazed window overlooking the front. Skimmed walls. Carpet flooring. Radiator. Storage over stairs. Built in cupboard housing the water tank. Loft access.

### Outside

To the front there is a raised area for flower beds. There is a small courtyard to the rear, with gated access from the road, with mature shrubs and a dilapidated stone shed. Please note the neighbouring property (number 6) has a right of way across this courtyard to enter their property

### Services

Mains water, gas, electricity and drainage.

### Directions

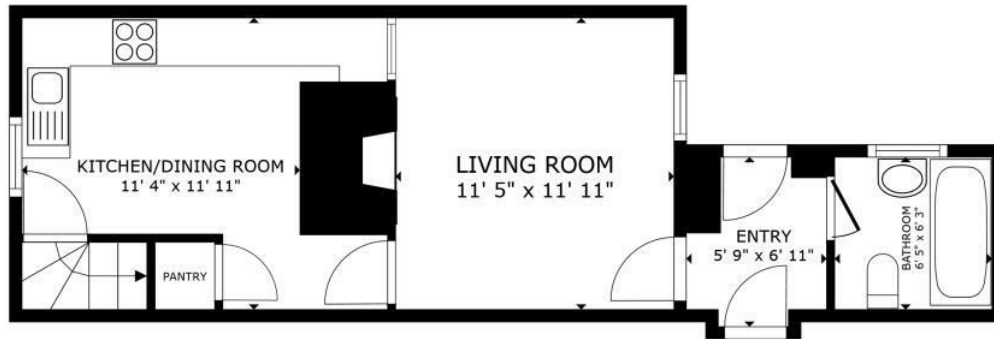
From Junction 34 of M4 turn north onto the A4119. Go straight across the roundabout and at the second set of traffic lights turn right onto B4595 signposted Llantrisant. Go past the leisure centre on your right hand side and at the brow of the hill turn sharp left up the hill towards Llantrisant old town, go round the sharp right hand bend and head up the. Turn left at The Cross Keys pub onto High Street. Take the second turning left (immediately to the right of the statue) into Swan Street with the church on your left hand side and take the left at the top of the hill down into School Street. Travel down the road and as it opens up number 5 is on the corner on your left hand side indicated by our Harris & Birt for sale board.



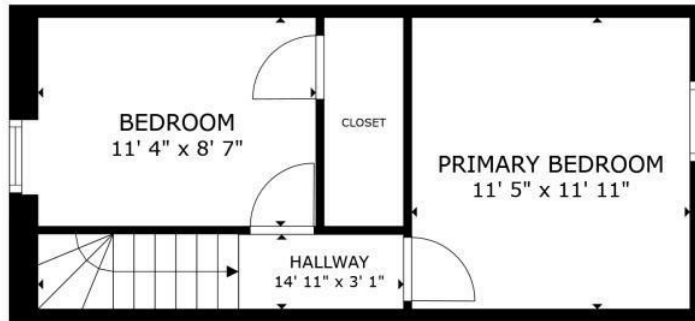








FLOOR 1



FLOOR 2

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

GROSS INTERNAL AREA  
FLOOR 1 401 sq.ft. FLOOR 2 320 sq.ft.  
TOTAL : 721 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>42</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		
England & Wales		EU Directive 2002/91/EC

