



## Heol Illtyd

Llantrisant Pontyclun, CF72 8DE

**£139,950**

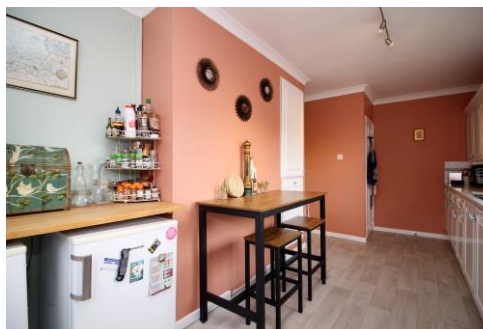
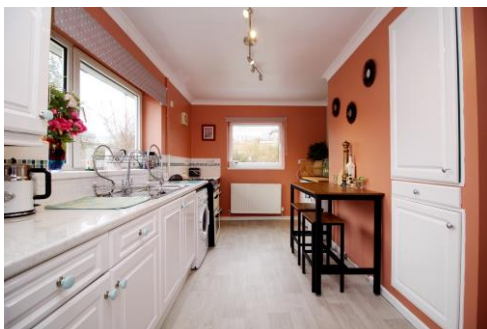
- TWO DOUBLE BEDROOMS
- WELL PRESENTED
- OFF ROAD PARKING
- FIRST FLOOR FLAT
- SUBSTANTIAL GARDEN SPACE
- SPACIOUS LOUNGE

See all our properties on.....

**Zoopa**  
Smarter property search

**PrimeLocation**

**rightmove**  
the UK's number one property site





**\*\* WELL PRESENTED \* TWO DOUBLE BEDROOMS \* EXCLUSIVE USE OF GARDEN SPACE & OFF ROAD PARKING \* SUBSTANTIAL PLOT \*\***

Sell Right Estate Agents are pleased to present to the market this spacious two bedroom flat set in the quaint historic town of Llantrisant. The property's convenient location means it is within short walking distance to all of the charming amenities that can be found in the centre of Llantrisant as well as being within a short drive of Talbot Green Retail Park and the M4 motorway. The accommodation comprises of an entrance hallway, first floor landing, lounge, spacious kitchen, bathroom and two double bedrooms. Externally the property showcases ample garden space to the front and rear as well as off road parking adjacent to the property. Please contact Sell Right Estate Agents to book your viewing on this lovely home.

Tenure: Leasehold  
 Ground Rent: £10 per annum  
 Yearly Service Charge: £288.67 per annum  
 Lease Term Remaining: 82 years  
 Council Tax Band: A  
 Gross Annual Council Tax Charge: £1329.05  
 Water - Mains fed  
 Electricity Mains fed  
 Sewerage - Connected to public sewer  
 Heating - Mains fed via gas combi boiler  
 Broadband Availability Checker - <https://checker.ofcom.org.uk/en-gb/broadband-coverage>  
 Mobile Phone Coverage Checker - <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Entrance Hallway**

UPVC double glazed door into private entrance, plastered walls, laminate flooring, stairs to landing.

**Landing**

Plastered walls, papered ceiling, carpet flooring, radiator, loft access.

**Kitchen 9' 1" x 17' 2" (2.77m x 5.23m)**

UPVC double glazed windows to side and rear, plastered walls and ceiling, vinyl flooring, radiator, wall and base units with laminate roll tops work surfaces and tiled splash backs, radiator, stainless steel sink unit with mixer tap, space for washing machine, fridge, freezer and cooker.

**Lounge 11' 5" x 18' 1" (3.48m x 5.51m)**

UPVC double glazed windows to front and side, plastered walls, papered ceiling, carpet flooring, radiator, log burner.

**Bathroom 5' 7" x 6' 7" (1.69m x 2.01m)**

UPVC double glazed window to rear, tiled walls and flooring, pvc paneled ceiling, chrome towel rail radiator, W.C, vanity wash hand basin, paneled bath with over head shower.

**Bedroom One 11' 5" x 14' 10" (3.48m x 4.52m)**

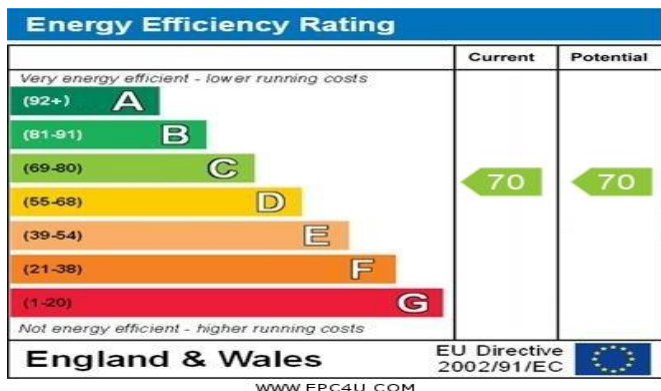
UPVC double glazed window to front, plastered walls, papered ceiling, carpet flooring, radiator, opening to over stairs storage.

**Bedroom Two 9' 4" x 11' 9" (2.85m x 3.59m)**

UPVC double glazed window to rear, plastered walls, papered ceiling, carpet flooring, radiator.

**Externally**

Front garden laid with lawn, side access to garden space to the side and rear of the property which is laid with lawn and decking, access to stone built shed.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floor, wall, ceiling, room and any other dimensions are approximate and it is recommended to verify the accuracy of the measurements of the customer. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and equipment shown here are not guaranteed and no guarantee is given as to their operability or efficiency can be given.  
 Made with HomePlan 12/22

**DISCLAIMER**

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Sell Right and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Sell Right or the vendors.

Measurements: Sell Right take great care when measuring, but these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc.

Services: Sell Right have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.