

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Church Street, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8EU

£115,000



PETER MORGAN

Main Features

- One Bedroom Cottage
- Traditional Features
- Prime Location
- Ground Floor Shower Room
- Spacious Double Bedroom
- Bright and Airy Conservatory
- Close to Local Amenities
- Excellent Commuter Link
- EPC Rating: & Council Tax Band:
- Mortgage Advice Available

General Information

This charming one-bedroom cottage offers far-reaching views and a blend of traditional features, set in a prime location in the heart of Old Llantrisant. The property includes a ground-floor shower room, a cosy lounge, and a kitchen, with a utility room that provides additional storage and practical space. Stairs lead up to the first floor where you'll find a spacious double bedroom with built-in wardrobes.

The property is ideally located, with Talbot Green Shopping Centre just 0.8 miles away, the M4 approximately 2.4 miles, and Pontyclun Village around 2.7 miles away.

With its delightful cottage style, scenic views, and unbeatable location, this home offers the perfect balance of comfort and convenience.

Front Courtyard

Enclosed front garden with patio and access to outhouse, offering far-reaching views.

Entrance Porch

Composite barn-style front door, tiled flooring.

Lounge

Wooden flooring, radiator, stone walls, cottage-style beam ceiling, storage cupboard housing electrical consumer unit and gas meter, fireplace with log burner, stairs for first-floor access, and access to kitchen.

Kitchen

A range of wall and base units with contrasting marble-effect worktops, space for oven and hob, plumbing for washing machine, space for a freestanding fridge freezer, access to Baxi boiler, tiled flooring, plastered walls and ceiling, and access to the shower room.

Shower Room

Corner shower with mains shower and waterfall head, WC, wash hand basin, UPVC cladding to walls, extractor fan, mosaic flooring, wall-mounted chrome heated towel rail.

Utility Room

UPVC double-glazed door to yard, UPVC cladding to walls, tiled flooring.

Rear Courtyard

Patio rear courtyard accessed via utility room

FIRST FLOOR

Bedroom

PVC double-glazed window offering far-reaching views, wood flooring, built-in wardrobes, inset ceiling spotlights, cottage-style beam, plastered walls and ceiling. Please note there is no door at the top of the stairs.

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

B

Current heating type

Combi

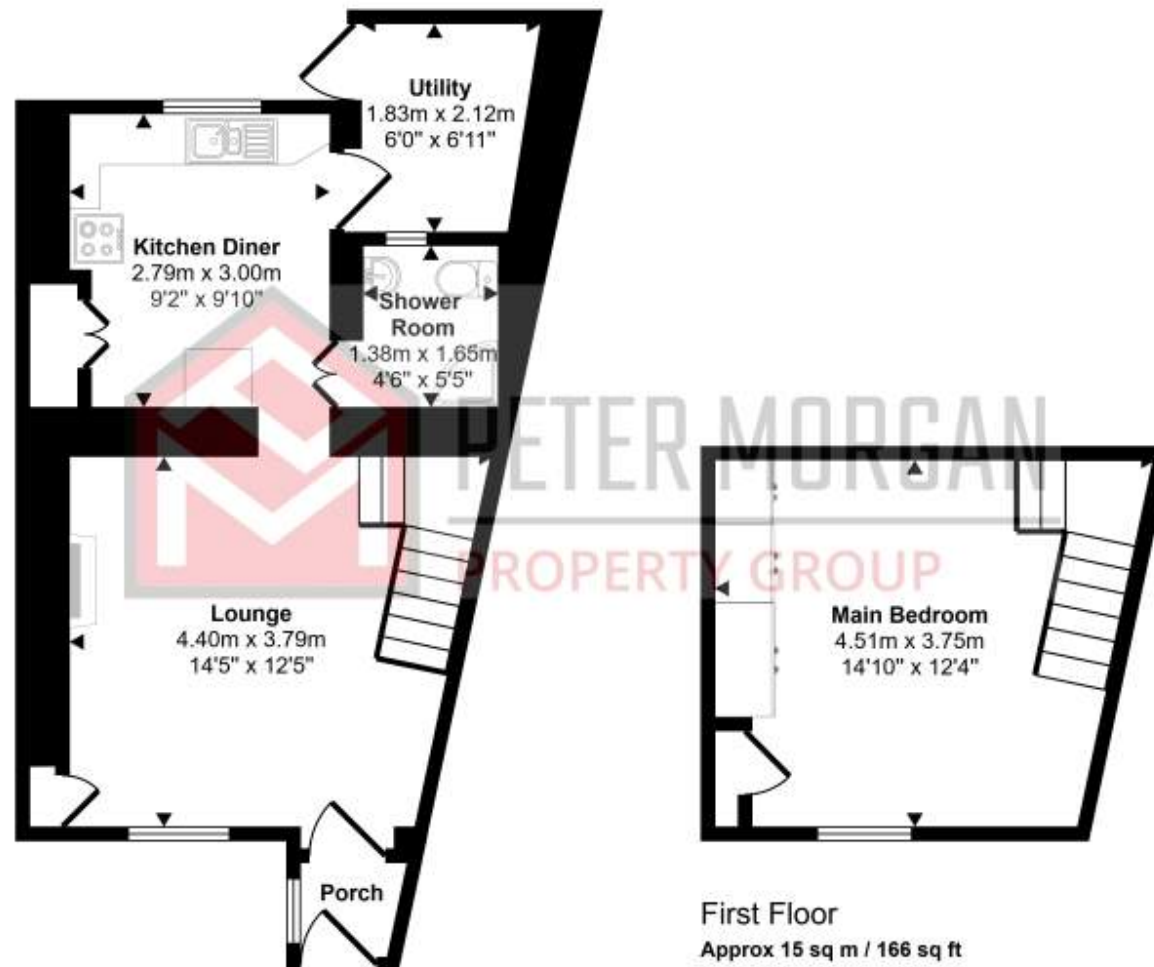
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
54 sq m / 579 sq ft



Ground Floor
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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