



**High Street, Llantrisant Pontyclun CF72 8BP**

**welcome to**

## **High Street, Llantrisant Pontyclun**

With A Wealth Of Accommodation Over Three Floors And Convenient Access To An Array Of Local Shops, Historic Pubs And Transport Links! A Substantial Period Style House In The Very Heart Of Old Llantrisant,

### **Reception Room One**

15' 7" widest x 16' 8" widest ( 4.75m widest x 5.08m widest )  
Double glazed windows to front, radiator, glass door to dining room

### **Reception Room Two**

16' 8" widest x 11' 5" widest ( 5.08m widest x 3.48m widest )  
Two double glazed windows to side ,open fireplace with stone surround, radiator , stairs to first floor, opening to kitchen

### **Kitchen**

17' 10" widest x 8' 6" widest ( 5.44m widest x 2.59m widest )  
Double glazed window to rear, door to side , fitted with matching wall and base units with worktop over , stainless steel sink with drainer , space for appliances , french doors opening onto patio area

### **First Floor Landing**

Storage cupboard , doors to all rooms, stairs to loft room

### **Bedroom One**

Double glazed window to side, radiator, built in wardrobe along one wall , arch way to

### **Ensuite**

Fitted with a matching suite comprising of panel bath with shower over, low level wc, pedestal wash hand basin, part tiled walls, double glazed window to side

### **Bedroom Two**

14' widest x 8' widest ( 4.27m widest x 2.44m widest )  
Double glazed window to front, radiator,

### **Bedroom Three**

11' 3" widest x 8' 2" widest ( 3.43m widest x 2.49m widest )  
Double glazed window to front, radiator

### **Bathroom**

Double glazed window to rear and side, fitted with white matching three piece suite comprising of panel bath with shower over, low level wc, pedestal wash hand basin , radiator

### **Second Floor Landing**

Second Floor Landing

### **Loft Room**

17' widest, some restricted h/h x 13' widest, some restricted h/h ( 5.18m widest, some restricted h/h x 3.96m widest, some restricted h/h )  
Skylight to rear, feature beam , radiator

### **Garden**

Low maintenance courtyard garden to rear/side



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to  
**High Street,  
Llantrisant Pontyclun**

- Substantial Period Style House In The Heart Of Old Llantrisant
- Two Spacious Reception Rooms
- Separate Kitchen With Some Appliances
- Three Bedrooms And Loft Room
- Bathroom And En-Suite Shower Room

Tenure: Freehold EPC Rating: E

**£194,950**



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Property Ref:  
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allen & harris



**01443 237667**



TalbotGreen@allenandharris.co.uk



83 Talbot Road, Talbot Green, PONTYCLUN,  
Mid Glamorgan, CF72 8AE



**allenandharris.co.uk**