

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





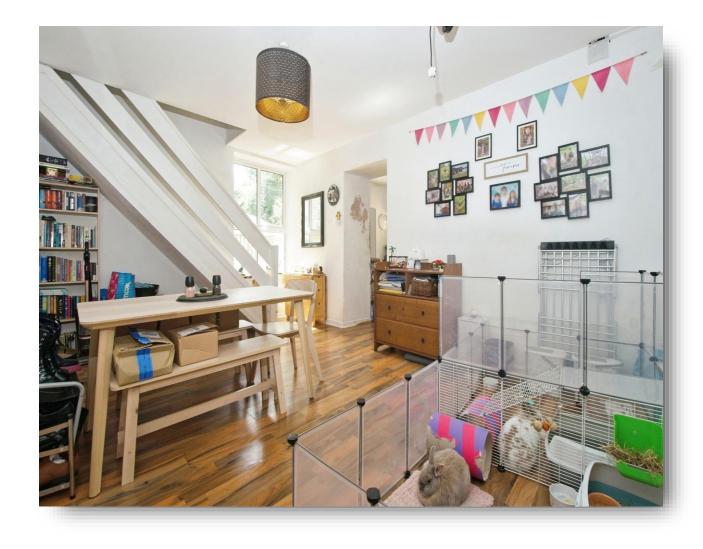
welcome to High Street,

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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House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref: TBG109827 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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