



High Street, Llantrisant Pontyclun CF72 8BR

welcome to

High Street, Llantrisant Pontyclun

A Substantial Period Style House, With An Impressive Open Plan Kitchen/Diner, Characterful Features And Spacious Rooms Throughout. Viewings are a must on this Beautiful Home.

Porch

Windows to side , quarry tiling leading through to the kitchen . doors to lounge and kitchen and storage cupboard

Lounge

18' 7" x 11' 8" (5.66m x 3.56m)

A light and airy room benefiting from bay window to front with built in seating area and a second Sash window. Working fireplace. Spotlights to ceiling, wall lights, wooden flooring

Kitchen/Dining Room

17' 7" x 13' 1" (5.36m x 3.99m)

Two original hardwood Sash Windows and newly fitted patio doors to side opening onto the garden. A beautifully presented family kitchen/ dining space comprising of : Matching shaker style wall and base units with worktop over and sink. Built in wine cooler and space for appliances. Aga which provides the heating system and hot water.

First Floor Landing

Exposed floorboards, doors to all rooms , stairs to second floor

Bedroom Two

Irregular Shaped Room 12' 1" x 11' 8" (3.68m x 3.56m)

Sash window to side , exposed floor boards and working fireplace.

Bedroom Three

13' 1" x 10' 8" (3.99m x 3.25m)

Sash window to front, Fireplace with surround, exposed floorboards

Bedroom Four

13' 1" x 8' 2" (3.99m x 2.49m)

Sash Window to front

Bathroom

Sash window to rear. Recently refitted with a modern matching four piece suite comprising of: stand alone bath and low level wc with hidden cistern, wash hand basin with built in vanity with Mirror with lighting above . Walk in double Shower. Built in airing cupboard.

Second Floor Bedroom One

New fitted Skylights. Exposed floor boards, plenty of eves storage, spotlights to ceiling , opening to ensuite

Ensuite

Sash window to side . Fitted with a matching three piece suite comprising of low level wc, pedestal wash hand basin and shower cubicle.

Garden Parking



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
- A Wealth Of Flexible Accommodation Over Three Floors
- Parking for Two Cars
- Working Fireplaces
- Newly fitted Sash Windows

Tenure: Freehold EPC Rating: Awaited

£395,000



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Property Ref:
TBG110251 - 0006

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