

hrt
herbert r thomas

4 High Street
Brynsadler, Pontyclun

CF72 9BX

hrt.uk.com



4 High Street

Asking price **£185,000**

Pretty, single-fronted stone-built character cottage with cottage garden and parking located within walking distance of the Village centre of Pontyclun.

Stone-built, mid-terrace, 2 bedroom character cottage in need of some modernisation and improvement

Entrance porch and front living room with gas fire

Dining room, galley kitchen, small laundry room and rear hall

Landing, 2 bedrooms and full bathroom

Small forecourt to the front

Pretty lawned cottage garden to the rear

Rear access to gravel parking area

Pleasant location, off the main Brynsadler hill and within walking distance of Pontyclun village centre



Pretty, single-fronted stone-built character cottage with cottage garden and parking located within walking distance of the Village centre of Pontyclun.

Accommodation comprises panelled timber entrance door to entrance porch with tiled floor and frosted window to side elevation. Part-glazed internal door to front LIVING ROOM. uPVC double-glazed window to the front forecourt garden. Gas fire with timber lintel and tiled hearth with fitted glazed display cabinets to either side. Built in shallow base cupboard with fitted shelving over. Exposed natural stonework to one wall with wide archway to DINING ROOM with fireplace

inset with tiled hearth (not working). Traditional spindle staircase to first floor, internal window to rear hallway and door to kitchen. Galley style KITCHEN with a range of fitted base and wall cupboards, timber worktops and white porcelain sink. Cooking Range and extractor to remain. Double-glazed window to side elevation. Access to BOILER/LAUNDRY ROOM with space and plumbing for washing machine and wall-mounted Worcester mains gas central heating boiler. Small paned glazed door from kitchen to rear hall/porch with tiled floor with window and door to rear garden.

Staircase from dining room to U-shaped landing, loft hatch and doors to FRONT DOUBLE BEDROOM 1, part-pitched ceiling, fitted wall lights and double-glazed window to front elevation. REAR BEDROOM 2 with part-pitched ceiling and double-glazed window, uPVC double-glazed window to side elevation. BATHROOM with panelled lower walls with a traditional white suite including claw foot rolled top bath, low level WC, pedestal wash-hand basin and quadrant shaped shower cubicle with main shower attachment. Timber effect floor and frosted double-glazed window.

OUTSIDE: Brick pillared stepped pathway to the front door with paved forecourt with, to the rear, a pathway from the rear hallway and steps up opening into a pretty cottage garden with lawns and paved sitting area mixed shrubbery and flowerbeds. To the end of the garden is a paved area with garden shed, beyond which is a gravelled parking space accessed from the rear lane.





Directions

From our Cowbridge offices, travel in an easterly direction up High Street to the traffic lights. Turn left at the traffic lights through Aberthin, Ystradowen and Talygarn. Before reaching Pontyclun and as you descend the Brynsadler hill, turn right onto "High Street" where number 4 can be found on the right-hand side. What3Words: perfect.shifts.reporters

Tenure

Freehold

Services

Mains water, gas, electric, drainage
Council Tax Band C
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com



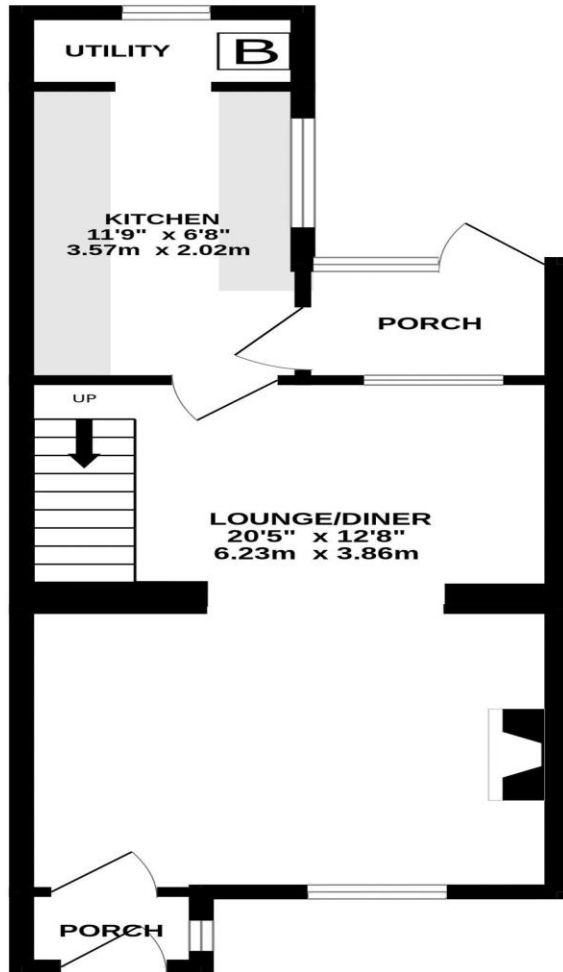
59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com



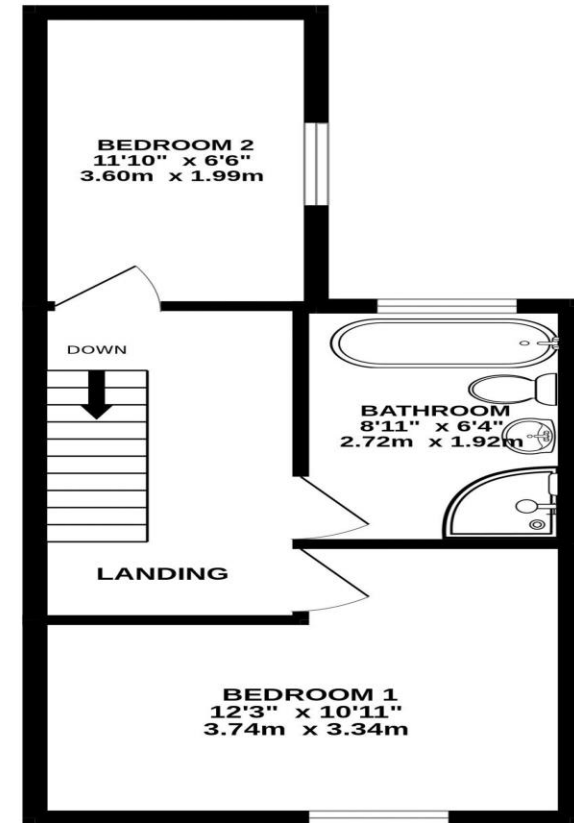
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

GROUND FLOOR
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024