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Nicolas House  
Newbridge Road  
Llantrisant, Pontyclun,  
CF72 8EX



# Nicolas House

Asking price **£434,995**

Spacious four bedroom property with an extended plot in the Old Village of Llantrisant enjoying far ranging views, off road parking and excellent links to a variety of local amenities.

Old Village Location

Four Bedrooms

3 Reception Rooms

Extended Plot

Beautifully Presented

Off Road Parking

Large Garage

Viewing Recommended









Charming home set on a more than generous plot within the historic village of Old Llantrisant. This unique property offers an abundance of space, featuring four generously sized bedrooms, two beautifully upgraded bathrooms, and a stunning open-plan kitchen, dining, and family area. The home also boasts a spacious lounge and a versatile study or sitting room. The charm extends beyond the interior, with an impressive, tiered rear garden on an elevated plot offering uninterrupted views, ample parking, and a garage for added storage.

The porch features a side window and built-in storage and leads into the welcoming and spacious HALLWAY inviting you into the home. A central staircase with built-in storage leads to the first-floor. The hallway provides access to the lounge, ground-floor shower room, kitchen/dining/family area, and an additional sitting room. The LOUNGE is an impressive family space, accessed via the hallway with side bay window overlooking the driveway

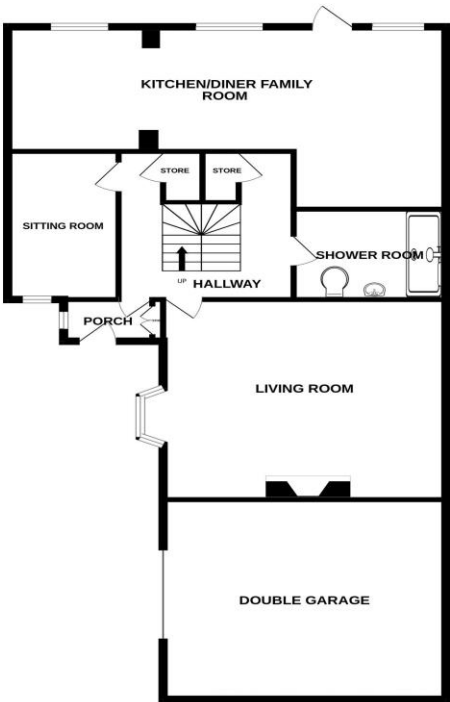
and striking fireplace as it's centrepiece. The extra RECEPTION ROOM, to the front of the property, is currently a compact movie room with a window to the front overlooking the driveway, this room could be used as a playroom or office space. Across the hallway KITCHEN/ DINING/ FAMILY ROOM is the heart of the home. This excellent family space features large rear-facing windows and a door leading to the garden. The kitchen is fitted with high-gloss, neutral high and low-level cupboards, contrasting countertops, an integrated oven, microwave, gas hob and dishwasher. Grey laminate flooring and a combination of spot and pendant lighting complete the space. The downstairs SHOWER ROOM has been done to an excellent standard and comprises a vanity sink, WC, and a spacious walk-in shower, complemented by tiled flooring and a side window.

Leading upstairs, a spacious LANDING and a front aspect window provides access to all four bedrooms and the family bathroom. The stylish FAMILY BATHROOM is a lovely feature of the home and includes a side-facing window, a modern suite with a vanity toilet and wash basin and a bath with an overhead shower. Discreetly housed wall-mounted combination boiler. BEDROOM ONE, located to the rear, features built-in wardrobes, and a Juliet balcony overlooking the garden. BEDROOM TWO, situated to the front, is a spacious bedroom and features a front-facing window, and built-in wardrobes. BEDROOM THREE is a generously sized rear-facing bedroom, complete with built-in wardrobes, and garden views. BEDROOM FOUR is currently used as a study; this versatile room has a rear-facing window over the garden.

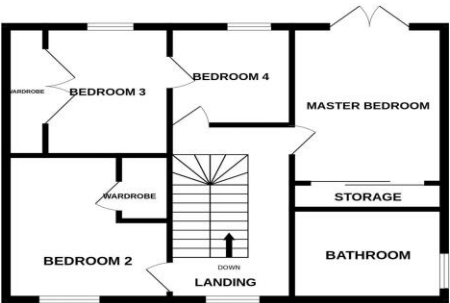
Outside, the property benefits from a low-maintenance frontage, providing ample off-road parking. A side gate offers access to the beautiful, split level rear garden. The lower, a walled courtyard provides a low-maintenance space perfect for outdoor dining and entertaining, with steps leading to an additional seating area and a lawn. The elevated side plot presents an opportunity to create a bespoke garden retreat with breathtaking views.

Llantrisant is a vibrant location, renowned for it's mix of period cottages, contemporary homes, traditional pubs, and selection of shops. Rich in history, the village is home to a Church and ancient castle ruins, with scenic walking trails and excellent transport links. The nearby Talbot Green retail park provides extensive shopping opportunities, while Pontyclun train station offers access to Cardiff Central in just 15 minutes.

GROUND FLOOR



1ST FLOOR



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.  
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## Directions

From Junction 34 of the M4 travel North along the dual carriageway signposted Llantrisant, travel through two sets of traffic lights and directly over the first roundabout. Travel through the next set of traffic lights adjacent to Tesco's, at the next set of traffic lights, turn right and follow this road up the hill passing Llantrisant leisure centre on the right hand side, take a sharp left handed bend and follow this road up where Nicolas House will be on your right hand side.

What3words: buckets.atoms.prawl

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity  
Council Tax Band E  
EPC Rating

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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**RICS**

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