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58-60 High Street
Llantrisant, Pontyclun,
CF72 8BR

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Asking price **£345,000**

Four bedroom cottage and retail shop unit with garden, extensive parking and store, located adjacent to the historic "Bullring" in Old Llantrisant.

Four bedroom cottage and shop adjacent to the Bullring, Old Llantrisant

The Cottage includes entrance hall, through lounge/dining room and rear kitchen. Four bedrooms, ensuite shower room and family bathroom to the first floor.

Retail shop unit with preparation/storage space and cloakroom

Extensive parking, paved garden area and large detached store

Excellent location, immediately adjacent to "The Bullring"





Four bedroom cottage and retail shop unit with garden, extensive parking and store, located adjacent to the historic "Bullring" in Old Llantrisant.

The Cottage

Timber entrance door to HALLWAY, staircase to first floor, coat hanging space, small paned glazed door to LOUNGE/DINING ROOM with Upvc double glazed window to front and rear elevations. Exposed natural stone chimney and display niche. Cottage style braced door with latch handle to KITCHEN, range of cream Shaker style fitted cupboards and timber effect worktops with stainless steel one and a half bowl sink and drainer, tiled splash back, integrated single oven, ceramic hob, extractor, fridge and freezer. Concealed mains gas 'Ideal' combination boiler, tiled floor, double glazed window and

door to rear garden. Staircase to LANDING, doors to BEDROOM ONE a generous double room with fitted wardrobes, double glazed window to front elevation and door to modern EN-SUITE SHOWER ROOM, deep fully tiled shower with glazed entry door, low level WC and wash hand basin with vanity drawer, heated towel rail. BEDROOM TWO, double room with twin double glazed windows to front elevation. BEDROOM THREE, a large bedroom, double glazed window with an attractive aspect towards the Bullring. BEDROOM FOUR a single room, part pitched ceiling and double glazed window to rear garden. Main BATHROOM, a particularly good size, with double ended bath and mixer tap, wash hand basin in a timber stand, low level WC, and large glazed shower cubicle with mains shower attachment, chrome heated towel rails and double glazed windows to rear, timber effect vinyl floor.

The Shop

Currently trading as a florist and gift shop, an established business which could be continued with no 'good will payment', or with many alternative potential retail uses. Double fronted shop with glazed entry door to the MAIN RETAIL AREA, flagstone floor and exposed natural stone work. Display cabinets and counter are not included. Extending into a preparation and storage area with windows to front and side elevation, tiled floor, fitted cupboards with timber effect worktop and commercial sink, door to rear and access to CLOAKROOM low level WC and wash hand basin.

Outside space to the cottage includes a wrought iron railed forecourt leading to front door. To the rear, a paved sitting area with raised beds and tool store. Two double sets of gates lead to a single and double length parking area servicing the cottage and the shop, off which is a substantial block-built STORE.

AWAITING FLOORPLANS





Directions

From Junction 34 of the M4, travel north signposted Llantrisant. Travel through 2 sets of traffic lights and directly over the 1st roundabout, past Tesco's on the left hand side and at the next set of traffic lights turn right proceed up the hill passing Llantrisant Leisure centre on the right hand side. Turn left at the brow of the hill on the hairpin bend towards Old Llantrisant. Follow this road into the Village turning left at the Cross Keys Pub, 'No 58 & 60' will be found on the right hand side as you enter the Bullring indicated by our For Sale Board.

What3words: paler.boating.pebbles

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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