

# hrt

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## 2 Llantrisant Houses

High Street

Llantrisant

Pontyclun

CF72 8BS





## 2 Llantrisant Houses

Asking price **£650,000**

Stunning Grade II listed four double bedroom home of great character set in beautiful mature gardens and enjoying outstanding panoramic views.

Beautiful, Grade II listed, semi-detached character home.

Entrance hall and cloakroom/ WC, living room, separate sitting room and study, kitchen with dining room extension, utility room.

Grand landing with four double bedrooms, full bathroom and separate shower room.

Extensive parking, beautiful mature gardens with wonderful views.









Stunning Grade II listed four double bedroom home of great character set in beautiful mature gardens and enjoying outstanding panoramic views.

Beautiful timber entrance door with glazed paneling to a fabulous HALLWAY, natural stone tiled floor, high coved ceilings, traditional quarter turn spindle staircase, understairs cupboards, and additional deep shelved storage cupboard. CLOAKROOM, low level WC and wash hand basin with tiled splashback, slate tiled floor. Elegant LIVING ROOM, polished floorboards, recessed wood burning fire with decorative surround and mantle, recessed cupboards to either side and Georgian windows with original shutters to front garden. SITTING ROOM, presently used as an office with oak flooring, open fireplace with slate surround and mantle, stained glass window to side elevation and French doors to front garden. STUDY, extensive fitted book shelving, timber flooring and internal window. KITCHEN, oak block worktops, inset white porcelain sink and mixer tap, open fronted shelving and glazed wall cabinets. Free standing island and storage cupboards (repurposed from a Victorian school), to remain, pendant and recessed lighting, cooking range and extractor to remain, space and plumbing for dishwasher and American fridge freezer, slate floor with under floor heating extends into the DINING ROOM, French doors to front and double glazed lantern section over. UTILITY/ BOILER ROOM, space and plumbing for washing machine and tumble dryer, fitted base and wall cupboards, porcelain sink, wall-mounted Ideal Logic central heating boiler and pressurised cylinder tank.

Wide LANDING, arched feature window to side elevation, deep walk-in wardrobe. PRINCIPLE BEDROOM with wide polished floorboards, twin small-paned Georgian windows to front elevation, original bedroom fireplace. BEDROOM TWO, original small-paned window to front, shelved cupboard and recessed bedroom fireplace with simple surround and mantle over. BEDROOM THREE, possibly the largest of the bedrooms, recessed cupboards and shelving, two double glazed small-paned windows to side elevation.

Double BEDROOM FOUR, high coved ceiling and sash window to side elevation. Split level BATHROOM including white pedestal basin and low level WC with a half flight of oak steps to a raised level with bath and fully tiled shower cubicle with glazed entry door, vinyl tile effect floor and double glazed window to side elevation. SHOWER ROOM, traditional white low level WC and pedestal wash hand basin, shower cubicle with glazed entry door and mains shower attachment, stained glass sash window to side elevation.

Shared approach driveway (with informal maintenance arrangement) lead via stone pillared gates into the main entrance of No's 1 and 2 Llantrisant House with ample

parking to the left for No.2 Llantrisant House. A gravelled pathway extends to the side of the property to the main entrance door. The front lawn is level with raised mixed beds, mature trees and timber framed SUMMER HOUSE.

This extends to a sloping side lawn with beautifully stocked beds, trees and shrubbery, a flagstone path leads to a raised sitting area with pizza oven and timber framed shed. Wrought iron gate the leads into a further narrow stepped area maintained by No.2, but not forming part of the it's title. The views over the garden, beyond Talbot Green and Miskin towards The Vale are delightful.







## 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 and at the next set of traffic lights, turn right and follow this road up the hill passing Llantrisant Leisure Centre on your right hand side. Immediately before the sharp right hand bend, turn right passing a row of traditional cottages where the gated entrance for No.2 Llantrisant Houses, will be in front of you. Parking is to your left.  
What3words: wings.jolt.police

## Tenure

Freehold

## Services

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

Viewing strictly by  
appointment through  
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**AWAITING EPC**

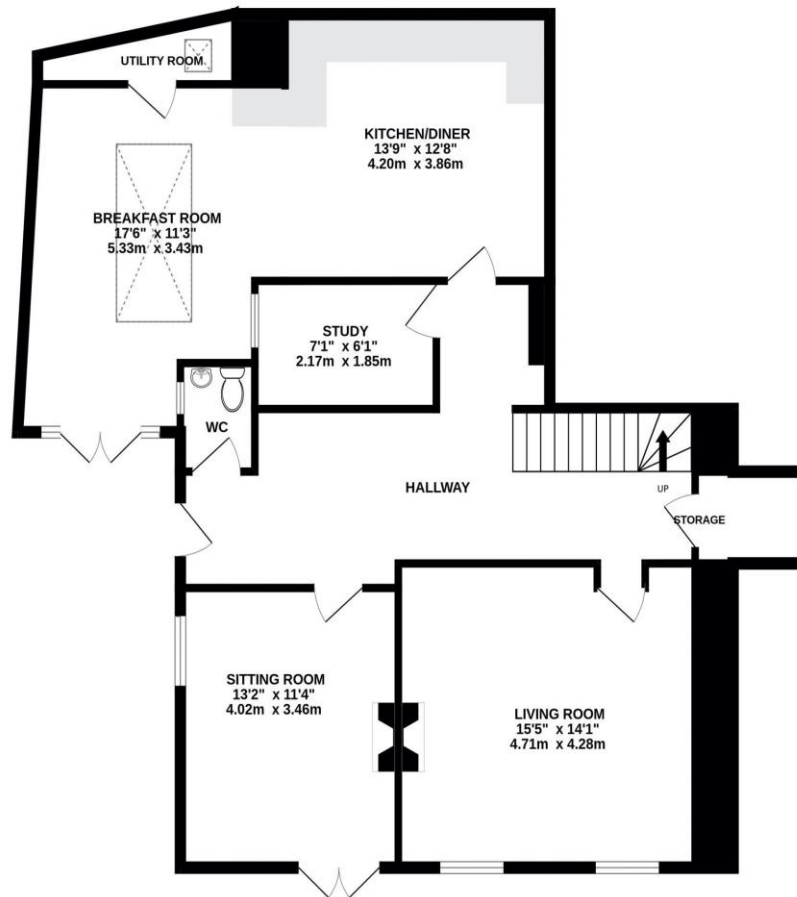
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



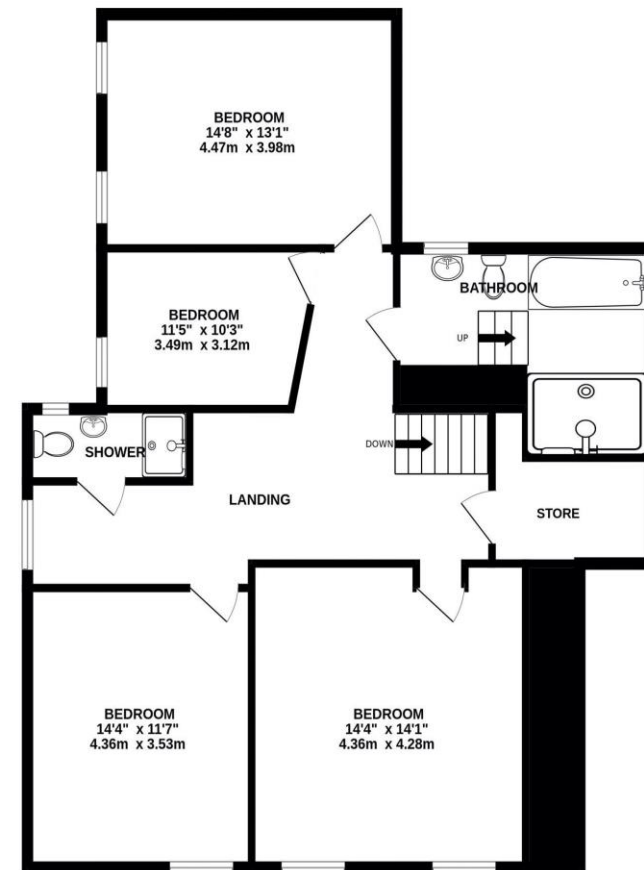




GROUND FLOOR  
1094 sq.ft. (101.7 sq.m.) approx.



1ST FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA : 2082 sq.ft. (193.4 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.  
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