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West Caerllan
School Street
Llantrisant
Pontyclun
CF72 8EN

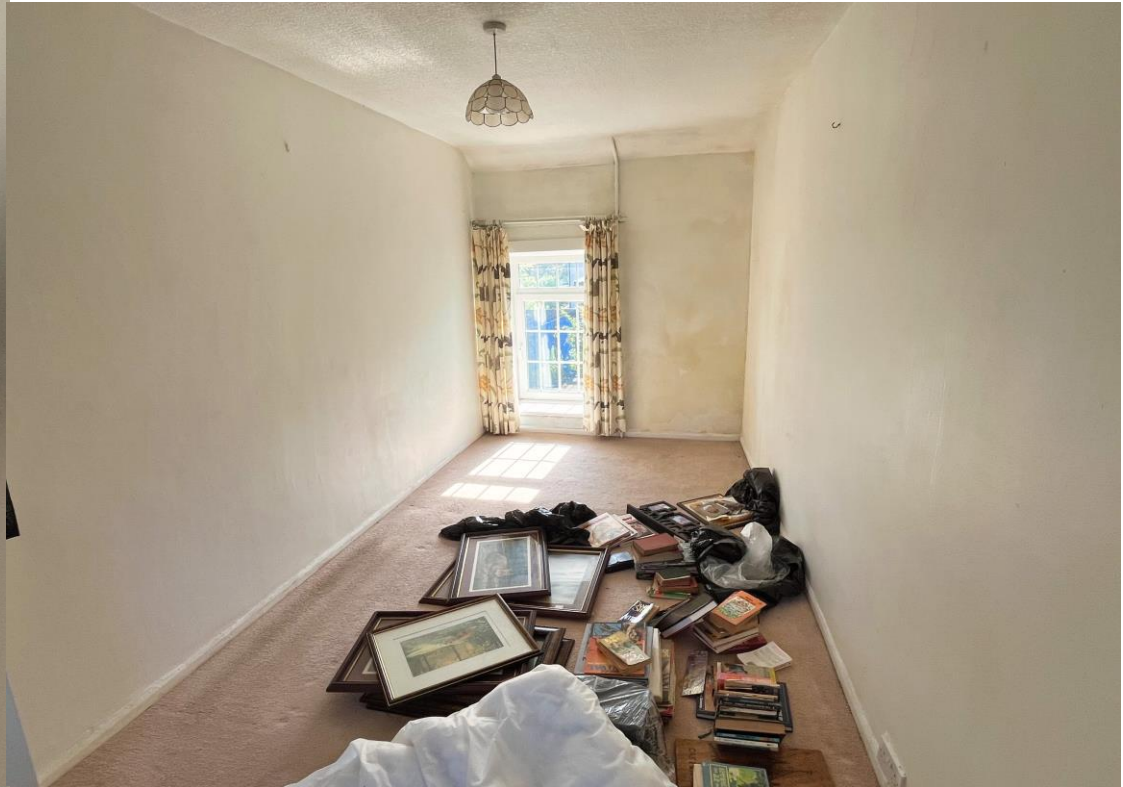
West Caerllan

Asking price **£275,000**

Four bedroom detached former farm house in need of general modernisation located in a quiet position within the Old Town of Llantrisant. Offered for sale with the benefit of a former cow shed which has planning permission for independent development, two garages and a garden area. Additional building plot available by separate negotiation.

- Detached stone-built farmhouse, to include a former cow shed with planning permission for conversion.
- Existing accommodation including hallway, two reception rooms, kitchen with pantry, four first floor bedrooms, shower room and separate WC.
- Attached cow shed with planning consent to convert into a two bedroom cottage style property.
- Two single garages and garden area.
- Building plot with current outline planning permission available by separate negotiation.
- Interesting mixed development opportunity.





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Upvc double glazed entrance door to HALLWAY, timber block floor and staircase to first floor. Panelled internal doors to SITTING ROOM, matching block floor, stone

fireplace surround with timber mantle and double glazed window to roadside. Large DINING ROOM, tiled fireplace, understairs cupboard, double glazed window. KITCHEN BREAKFAST ROOM, range of oak fronted base and wall cupboards with roll-top work surfaces, inset one and a half bowl sink and drainer, integrated double oven, hob and extractor, window to side elevation, door to roadside and shelved pantry.

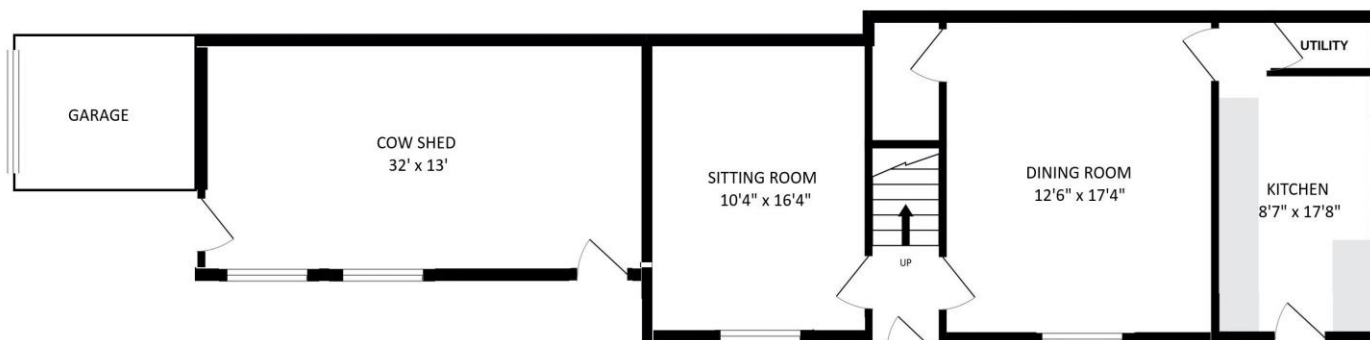
First floor LANDING with frosted double glazed window to Church to the rear and folding door to boiler cupboard containing Ideal mains gas combination boiler. BEDROOM ONE, windows to front and rear elevations. BEDROOM TWO, L shaped with loft hatch and double glazed window to garden area opposite. BEDROOM THREE, large double with recessed wardrobe and double glazed window to front elevation. BEDROOM FOUR, single bedroom with laminate floor and double glazed window to side elevation, over the Church yard with panoramic view into The Vale of Glamorgan. SHOWER ROOM, tiled walls, large quadrant shaped shower cubicle with electric shower attachment and white pedestal wash hand basin, frosted double glazed window. Separate CLOAKROOM white low level WC.

The property is enclosed by a Church yard which surrounds it. Attached to the house is a former COW SHED included in the sale, presently providing extensive storage but sold with the benefit of full planning consent, application no. 22/1261/10 to convert into a residential unit. This consent would form a self-contained independent property which would include entrance hall, living room, kitchen and ground floor bathroom with to the first floor, two bedrooms. Attached to the cow shed is a single GARAGE (1). The garden area opposite the property is to be split. The principal lot shown edged red on the attached plan. Attached to this is a single GARAGE (2) also included in the sale.

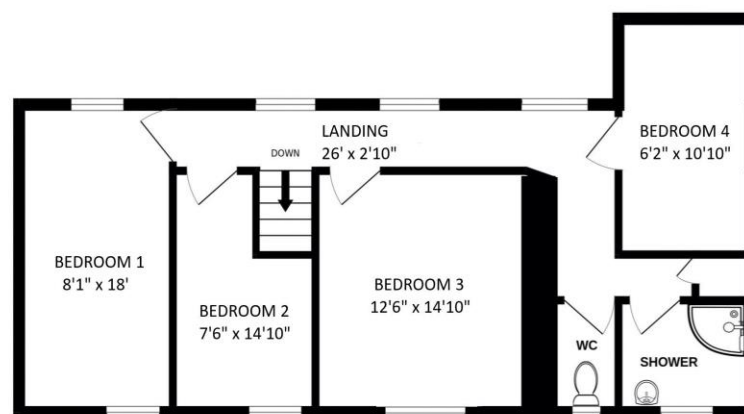
Building Plot

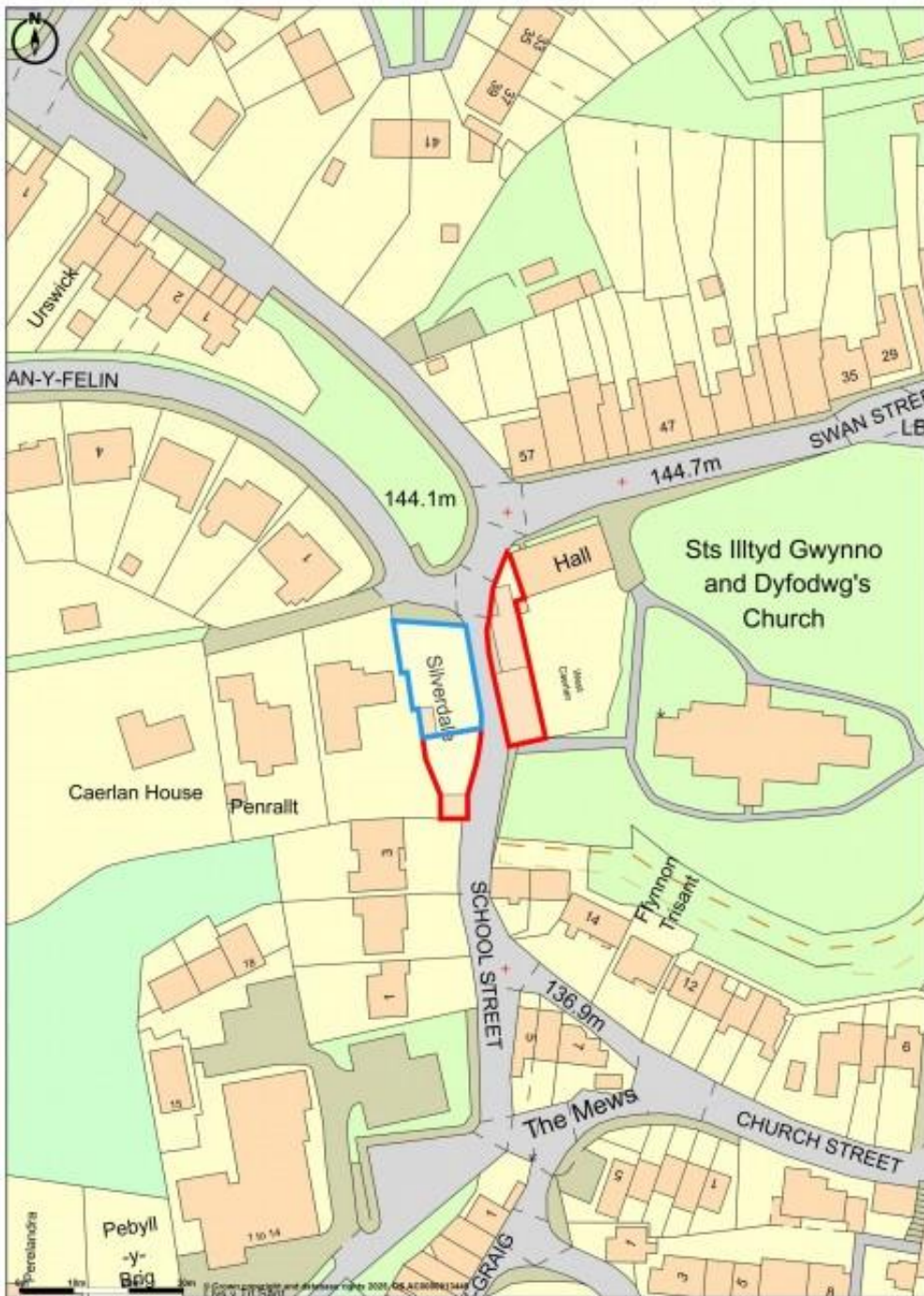
In addition to this, outline planning permission has been obtained for a single development plot edged blue on the attached plan, occupying the Northern portion of the garden area opposite. Application no. 23/0417/13. This is not included in the main sale, but is available by separate negotiation at an asking price of £75,000.

GROUND FLOOR



1ST FLOOR





Directions

From Junction 34 at the M4 travel north signposted Llantrisant, continue along the dual carriage way passing through two sets of traffic lights and over the first roundabout, proceed to the second set of traffic lights and turn right. Travel up the hill passing Llantrisant leisure centre on your right hand side. After approximately 100 yards take a sharp left-hand turning towards Old Llantrisant. At the Cross Keys public house turn left and travel into the Bullring. Take the second left onto Swan Street, passed the Church where West Caerllan can be found on your left hand side.

What3words: luxury.reports.mailers

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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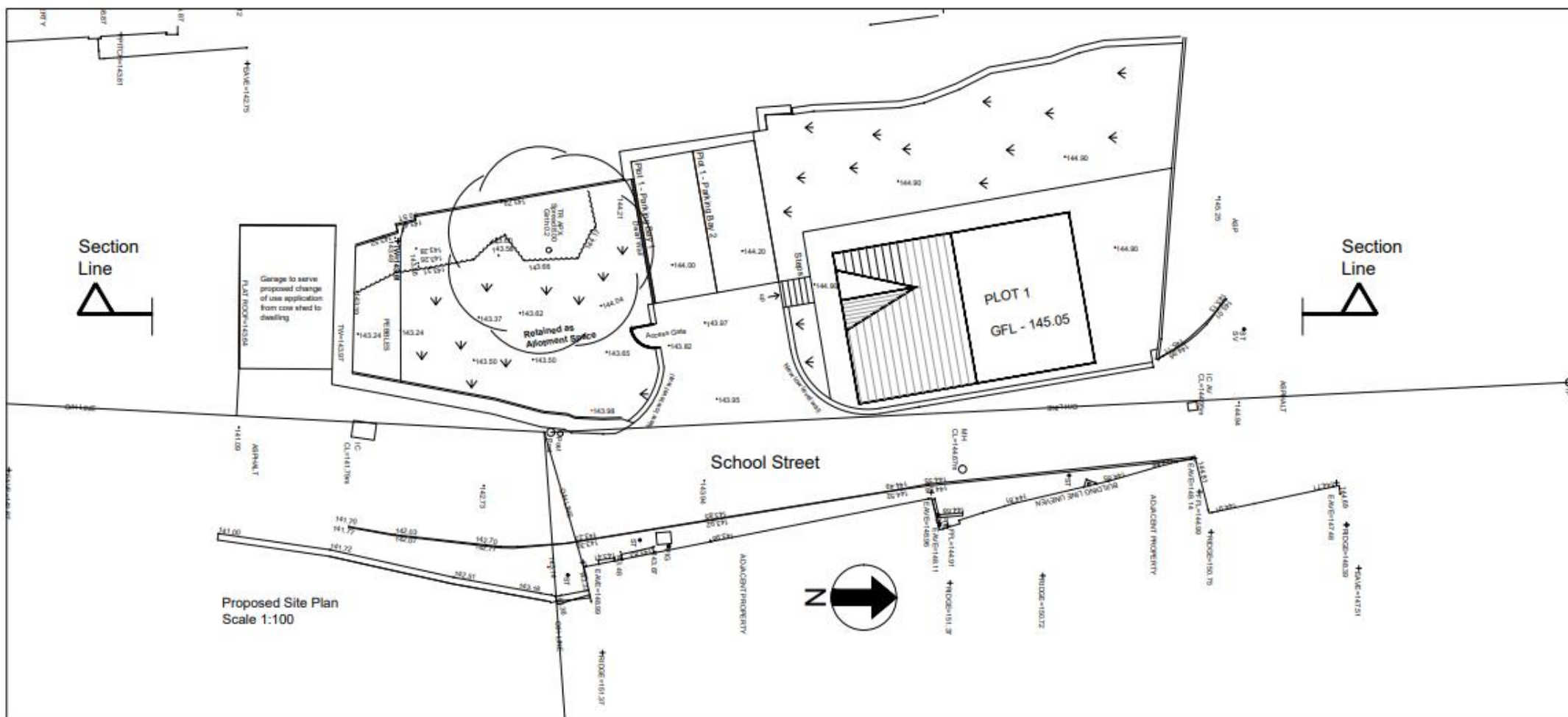
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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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.



The Castle Green, Llantrisant



The Bull Ring, Llantrisant

