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Chung Su
Erw Hir
Llantrisant
Pontyclun
CF72 8BY

Chung Su

Asking price **£545,000**

An imposing, individually built, detached, split level bungalow offering well-presented accommodation with great scope to enhance and adapt further. Located on the fringe of Llantrisant 'Old Town' enjoying the most spectacular panoramic views across the locality.

Well designed and balanced accommodation throughout.

Comprising 3 reception rooms, open kitchen/diner, 3 double bedrooms, 1 en-suite bathroom and 1 family bathroom and a front and rear balcony.

Driveway to the front leads to an undercroft garage through to workshop. Great scope to adapt into further living space (if required) subject to relevant permissions obtained.

Manicured front and rear gardens.

Located peacefully on the fringe of 'Old Town' Llantrisant with all associated amenities of Llantrisant, Talbot Green and the M4 corridor easily reached.

Stunning elevated views from the front ranging as far as the 'Bristol Channel'.





Glazed double doors open into the tile floored porch. A decorative glazed front door leads into the ENTRANCE HALL with fitted carpet and pendant light to ceiling. To the left lies a sizeable bay fronted SITTING ROOM with natural stone accented fireplace, fitted carpet, multiple wall lights and a large bay window flanked by side windows that draw in an abundance of natural light and stunning views to the front. Behind, lies a STUDY/ HOME OFFICE with fitted carpet, window to the side and stairs rising to BEDROOM TWO, with dressing space and separate eaves attic. A plumbed UTILITY/ BOOT ROOM with ceramic tiled floor is located beyond the study to the rear of the house with window and door to the garden. Low level cabinets are fitted providing good storage options with boiler accessible. A fully tiled ground floor FAMILY BATHROOM lies at the rear of the entrance hall and comprises a three-piece suite with panel bath, pedestal wash-hand basin and WC with a frosted window to the rear. BEDROOM THREE is located on the ground floor, a balanced double with fitted carpet, built-in double wardrobe with high level cupboards over and a lovely rear garden view enjoyed.

A separate LIVING ROOM lies opposite with fitted carpet, timber surround fireplace and a large window to a scenic outlook. Split stairs rise to a highly sociable KITCHEN/ DINER, configured in a 'U' shape with multiple wall and base mounted, 'Shaker' style cabinets, matching, stand alone kitchen island and timber effect countertops fitted. Appliances to remain include a fridge/freezer, dishwasher, oven and induction hob over. Continuing on from the kitchen is a lovely dining space, all beautifully decorated with a set of French sliding doors with windows to both sides opening to a metal balustraded balcony,

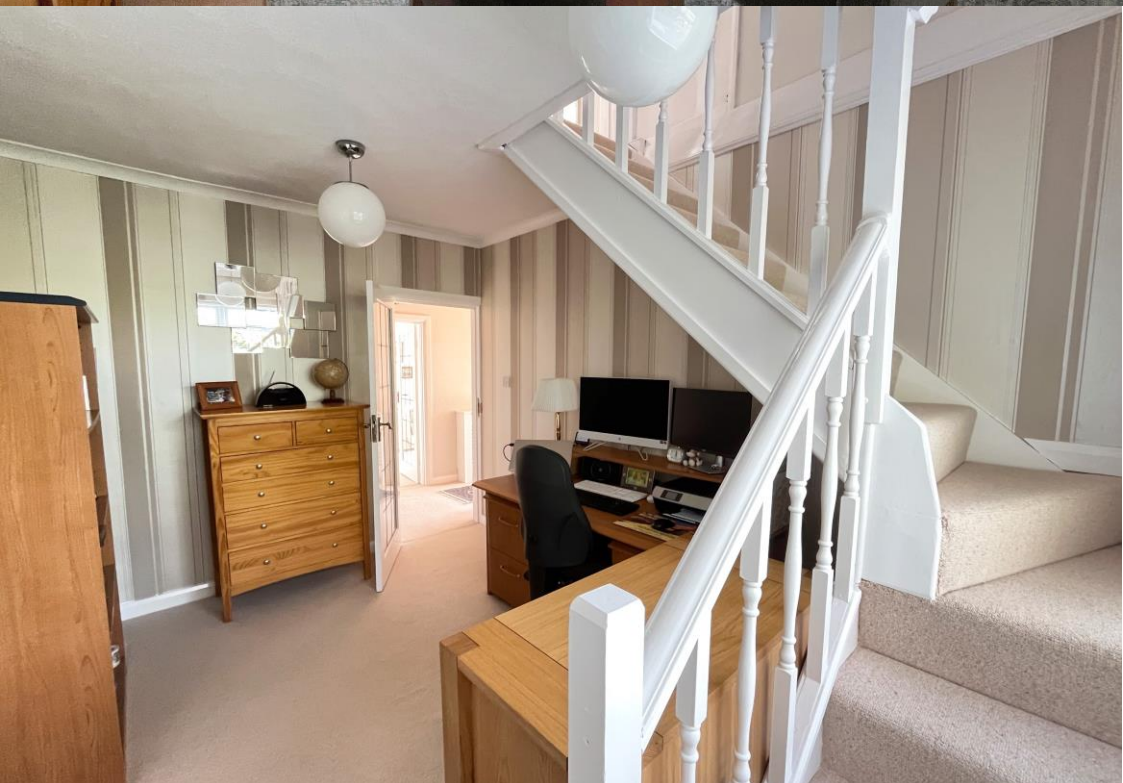
providing an outdoor seating area and brilliant vantage point to take in the views.

The PRINCIPAL BEDROOM SUITE lies to the rear of the property. A generous, carpeted, double bedroom with French doors leading out a private balcony with garden views. A well-appointed, predominantly tiled EN-SUITE BATHROOM offers a panel bath with electric shower over, hand basin, vanity storage and WC. A high-level frosted windows to the side elevation draws in a good level of natural light.

Outside, the property benefits from a neatly curated front garden, private driveway leading

onwards to an undercroft garage that runs to a large workshop with electric and lighting, plastered walls, ceilings with water to workshop and direct garden access. In addition, double doors open from the garage to workshop with the workshop. A part-glazed door opens to the rear garden. Currently very useable storage area, these could lend themselves to future re-configuration into more living space (subject to relevant permissions granted). The rear garden offers a great sense of privacy and has been landscaped with relaxation and entertaining in mind. A large top paved terrace is ideal for socializing whilst looking over the planted bottom and side lawn with established shrubbery and plants adding colourful accents.





Directions

From Junction 34 of the M4 travel north signposted Llantrisant proceed along the dual carriageway passing through two sets of traffic lights and proceed over the roundabout and through the next set of lights. At the next set of traffic lights turn right. Proceed up the hill passing Llantrisant leisure centre on your right hand side. Continue for approximately 100 yards and take a sharp left-hand turning, follow this road up towards old Llantrisant taking an immediate right-hand turning after the 'Wheatsheaf' public house. Continue along this line onto Erw Hir after a short distance 'Chung Su' will be found on the left hand side indicated by our 'For Sale' board.
What3words: norms.chaps.sits

Tenure

Freehold

Services

Mains water, electric, cesspit drainage, oil central heating
Council Tax Band F
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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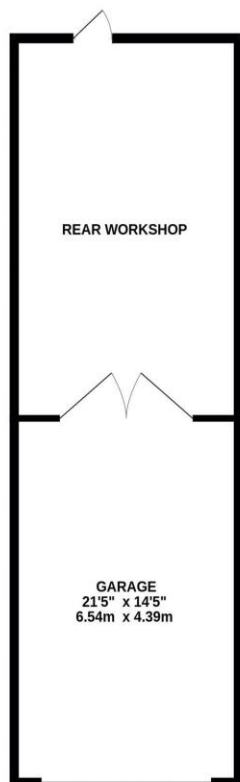
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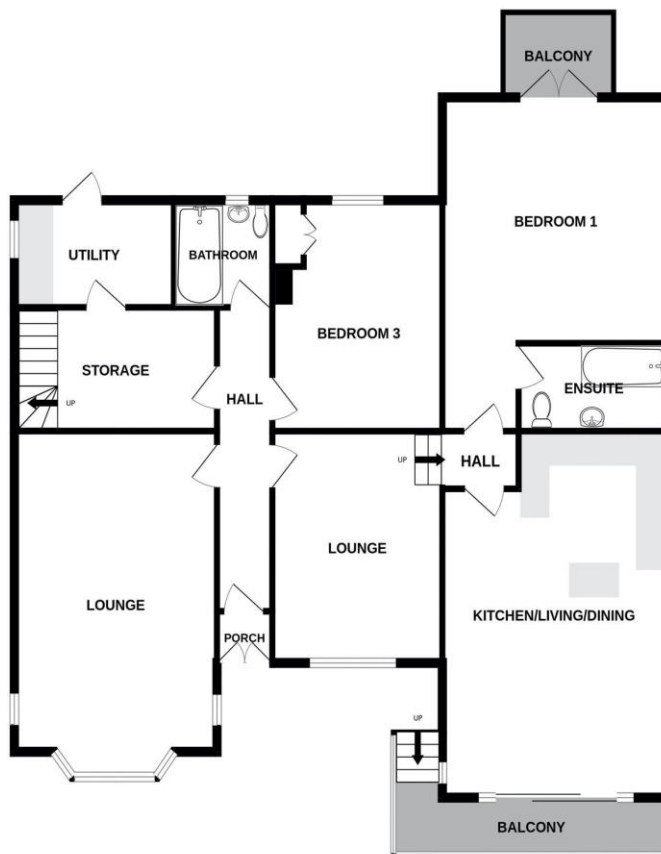
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GARAGE
632 sq.ft. (58.8 sq.m.) approx.



GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 2291 sq.ft. (212.8 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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