



## Swan Street, offers in the region of £170,000

- No Chain
- Views over the countryside
- Close to local amenities
- Council Tax Band C
- Great investment opportunity
- EPC Rating: D



 1  1  4





## About the property

A fantastic opportunity to purchase a stunning cottage in the heart of Old Llantrisant. What sets this above the rest is the fantastic rear garden this property has to offer. Old Llantrisant has picturesque walks over the common, local cafes and pubs and great road links to Talbot and the M4, making this area ideal for many.

Internally the property briefly comprises of lounge, kitchen diner and ample space for dining table and chairs.

To the first floor is one double bedroom with potential to split into two bedrooms. In addition there is another room perfect for a study or an ensuite.

Outside the property has a patio area off the kitchen and then it continues into the open grassed area with outstanding far reaching views over the Llantrisant Common.



## Accommodation

**Entrance Hallway**

**Lounge**

**Kitchen/diner**

**Reception Room**

**Bedroom 1**

**Reception Room Upstairs**

**Outside**

01443 222851

talbotgreen@peteralan.co.uk

## Floorplan



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