



## The Old Llantrisant Inn offers in excess of £220,000

- Historical features
- Excellent public transport links
- Generous reception rooms
- Distinctive fireplace
- Tranquil outdoor space
- EPC Rating: E



 3
  1
  2





## About the property

This charming semi-detached cottage for sale, perfectly positioned in a sought-after location. The property, brimming with historical features, benefits from excellent public transport links and a host of local amenities, making it an ideal choice for first-time buyers.

The house boasts three well-proportioned bedrooms, offering ample living space. Offering two reception rooms both are generously spaced and provide a wonderful setting for relaxation or entertainment. A distinctive fireplace adds a touch of class and warmth to the living area, creating a cosy and inviting atmosphere.

The property features a single, well-equipped kitchen that has been meticulously maintained. This is complemented by a single bathroom, ensuring all the essentials for a comfortable living experience are well catered for.

One of the standout features of this property is its exquisite south-facing garden. This outdoor space provides a tranquil haven for relaxation and socialising during the warmer months, and could be a delightful project for those with a green thumb.



## Accommodation

### Lounge

10' 1" x 11' 3" ( 3.07m x 3.43m )

### Dining Room

13' 1" x 9' 11" ( 3.99m x 3.02m )

### Kitchen

### Bedroom One

11' 1" x 9' 3" ( 3.38m x 2.82m )

### Bedroom Two

8' x 10' 4" ( 2.44m x 3.15m )

### Bedroom Three

10' 3" x 7' 11" ( 3.12m x 2.41m )

### Outside

Flush fronted with on street parking. A tiered rear garden provides a blank canvass for someone who enjoys gardening or to sit back and enjoy the far reaching views of Llantrisant Common



01443 222851

talbotgreen@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let