



The Old Vicarage Old Llantrisant Road, Tonyrefail Porth

£625,000 Freehold

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The Old Vicarage Old Llantrisant Road, Tonyrefail Porth

An interesting detached house of some age, standing about an acre of mature grounds in an elevated south facing setting. The original part of the property was a farmhouse which is reputed to have origins going back to the 15th century and have connections with the likes of St John although there is no documentary evidence to support this. What we do know is that in 1908 the Church in Wales commissioned a large Victorian extension on the property and for many years the property was used as the local rectory/vicarage. Really MUST be seen to be appreciated.

Internally the property accommodation briefly comprises; entrance hall with original tiled flooring, lounge with stunning feature fireplace and surround, sitting room, study, cloakroom and kitchen all to the ground floor.

To the first floor you will find five double bedrooms, bathroom fitted with a modern and contemporary four piece suite and shower room complete with a walk in double shower and beautiful his and hers sink.

Standing in grounds of about an acre on the outskirts of the town enjoying an attractive southerly aspect with views over the town to the surrounding countryside. The gardens are attractively laid out principally to lawn and including mature woodland and provides an attractive setting and privacy.



Entrance Hall

Enter through double stain glass doors into hallway complete with originally Victorian flooring. Access to all ground floor rooms.

Lounge

13' 7" Ex Bay x 12' 3" min (4.14m Ex Bay x 3.73m min)
Beautiful bay window to front with feature fire place and surround.

Sitting Room

12' 2" x 12' 8" min (3.71m x 3.86m min)
Beautifully bay window to front with feature fire place and surround.

Study

11' 3" min x 16' 1" (3.43m min x 4.90m)
Beautifully bay window

Kitchen

22' 7" max x 13' 5" max (6.88m max x 4.09m max)
Fitted with a range of hand made base and eye level units with contracting granite worktops over. Beautifully fitted Aga Cooker with five oven, hot plate and two hobs. Integrated ceramic sink unit. Space for fridge/freezer. Double doors leading to rear garden. Window with borrowed light to lean to.



Cloakroom

Fitted with a traditional low level toilet cistern with lever and his and her's wash hand basin. Obscure window to rear.

Landing

Access to all first floor rooms.

Master Bedroom

17' 4" x 13' 8" (5.28m x 4.17m)

Built in wardrobes surrounding back wall. Two sash windows to front.

Shower Room

Fitted with beautiful three piece suite comprising all in shower, WC and wash hand basin. Obscure window to side.

Bedroom Two

15' 5" x 12' 6" min (4.70m x 3.81m min)

Fitted with wash hand basin. Bay window to front.

Bedroom Three

11' 8" x 9' 5" (3.56m x 2.87m)

Bay window to front.

Bedroom Four

11' 7" x 13' 4" (3.53m x 4.06m)

Fitted with a wash hand basin. Window to side.

Bedroom Five

13' 6" x 9' 5" (4.11m x 2.87m)

Window to side.

Bathroom

Fitted with a four piece suite comprising walk in double shower, free standing copper slipper bath, WC and a double wash hand basin, (his and hers) Obscure window to side.



Council Tax

Band F

Schools And Catchments

Welsh Primary School - YGG Tonyrefail

English Primary School - Tonyrefail Primary

Welsh Secondary School - Ysgol Llanhari (Secondary

English Secondary School - Tonyrefail Community





Total area: approx. 2561.8 sq. feet

13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: D

Property Ref:TAL304241 - 0007



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