



**Rousden House Crown Hill, Llantwit Fardre Pontypridd CF38
2NA**

welcome to

Rousden House Crown Hill, Llantwit Fardre Pontypridd

- Characterful Detached House In A Sought After Location
- Wide Range Of Flexible Accommodation Over Three Floors
- Three Reception Rooms
- Breath-taking Open Plan Kitchen/Diner, Additional Utility Room
- First Floor Bathroom, En-Suite, Second Floor Bathroom, Ground Floor Wet Room, Cloakroom

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers over

£450,000

An Exceptional Detached Residence With A Stunning Kitchen/Diner Extension And Peerless Grounds! A truly unique double fronted home steeped in history and benefiting from a wealth of accommodation over three floors.



view this property online allenandharris.co.uk/Property/TBG110798



Property Ref:
TBG110798 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Entrance Hall

Ground Floor Cloakroom - W/C

Reception Room One

25' 1" widest x 10' 1" widest (7.65m widest x 3.07m widest)

Reception Room Two

14' 1" widest x 10' 1" widest (4.29m widest x 3.07m widest)

Reception Room Three

13' widest x 12' widest (3.96m widest x 3.66m widest)

Kitchen/Diner

21' 1" widest x 17' 1" widest (6.43m widest x 5.21m widest)

Utility Room

7' 1" widest x 6' 1" widest (2.16m widest x 1.85m widest)

Wet Room

Bedroom One

15' 1" widest x 13' widest (4.60m widest x 3.96m widest)

En-Suite

Bedroom Two

12' widest x 10' widest (3.66m widest x 3.05m widest)

Bedroom Three

12' 1" widest x 10' 1" widest (3.68m widest x 3.07m widest)

Bedroom Four

10' 1" widest x 10' 1" widest (3.07m widest x 3.07m widest)

Bathroom

Additional Room/Study

Second Floor Bathroom


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