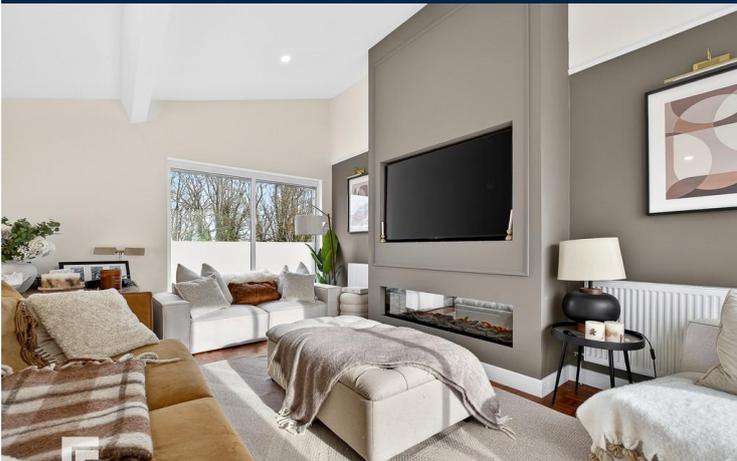




DAN-Y-FELIN
LLANTRISANT
PONTYCLUN CF72 8EH

ASKING PRICE OF
£525,000



DETACHED HOUSE



4



1



2



2

**** FULLY REFURBISHED 4 BEDROOM DETACHED ON SPACIOUS PLOT **** IN THE HEART OF LLANTRISANT **** WITH VIEWS **** WITH PLANNING PERMISSION FOR EXTENSION **** MGY** are pleased to offer this fully refurbished, 4 bedroom detached property situated on a spacious plot within the heart of Llantrisant. The accommodation briefly comprises; entrance porch, hallway, open-plan split-level lounge and dining room, kitchen, utility room, four bedrooms, luxury bathroom, and cloakroom/WC. Outside are spacious gardens with elevated views, plus larger-than-average single garage. Full planning permission for double storey extension (planning no. 23/0049/10). EPC: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,731 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Llantrisant is a historic market town set on a hilltop in the heart of South Wales, known for its charming old town and strong sense of community. With cobbled streets, independent shops, cafés, and traditional pubs, it blends character and heritage with everyday convenience. The area benefits from excellent transport links to Cardiff, Pontypridd, and the M4, as well as access to well-regarded schools, local amenities, and scenic countryside walks - making it an appealing location for both families and commuters.

ENTRANCE

Gated driveway with parking for 3 vehicles. Laid to lawn. Access to garage and rear garden.

PORCH

Entered via uPVC double glazed door into porch, with windows to front and side aspect. uPVC double glazed door into hallway.

HALLWAY

Open to split-level lounge dining room. Door to storage cupboard and steps with door down to integral garage. Laminate wood flooring. Radiator.

DINING ROOM

18' 8" x 10' 6" (5.70m x 3.21m)
uPVC double glazed sliding doors to rear garden, with elevated views. Laminate wood flooring. Doors to kitchen and inner hallway. Steps up to mezzanine lounge. Radiator. Spotlights.

MEZZANINE LOUNGE

16' 9" x 12' 6" (5.12m x 3.82m)

Modern electric fireplace. uPVC double glazed window to front and sliding doors to rear with views. Traditional parquet wood flooring. Radiator.

KITCHEN

15' 7" x 9' 0" (4.75m x 2.75m)

A well presented kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl ceramic sink and drainer, with complementary Quartz worktops. Fitted electric double oven with electric hob and extractor hood over. Integrated fridge/freezer and dishwasher. Laminate wood flooring. Spotlights. uPVC double glazed window to front. Doors to utility room and WC.

UTILITY ROOM

11' 3" x 9' 6" (3.43m x 2.91m)

Fitted base units incorporating stainless steel sink and drainer with complementary work surfaces. Laminate wood flooring. uPVC double glazed windows and pedestrian door to side. Radiator.

CLOAKROOM

Modern low level WC and wash hand basin over. Laminate wood flooring. Spotlight.

BEDROOM ONE

14' 11" x 9' 11" (4.56m x 3.04m)

uPVC double glazed window to rear with views. Radiator.

BEDROOM TWO

12' 8" x 7' 8" (3.88m x 2.35m)

uPVC double glazed window to side. Radiator.

BEDROOM THREE

14' 9" x 9' 2" (4.51 m x 2.80m)

uPVC double glazed window to side aspect. Radiator.

BEDROOM FOUR

9' 11" x 9' 2" (3.03m x 2.81m)

uPVC double glazed window to side overlooking garden. Radiator.



DAN-Y-FELIN, LLANTRISANT, PONTYCLUN CF72 8EH

BATHROOM

A beautifully appointed bathroom suite to include low level WC, vanity enclosed wash hand basin and panelled bath with shower over and glass screen. Part tiled walls and luxury vinyl tile flooring. Spotlights. Extractor fan. Towel radiator. uPVC double glazed window to side.

OUTSIDE

REAR GARDEN

A large, well presented rear garden mainly laid to lawn with mature trees and hedging. Boundary fence. Outside tap. Paved seating areas.

GARAGE

17' 6" x 11' 9" (5.34m x 3.60m)

A larger than average single garage. Up and over door. Light and power.



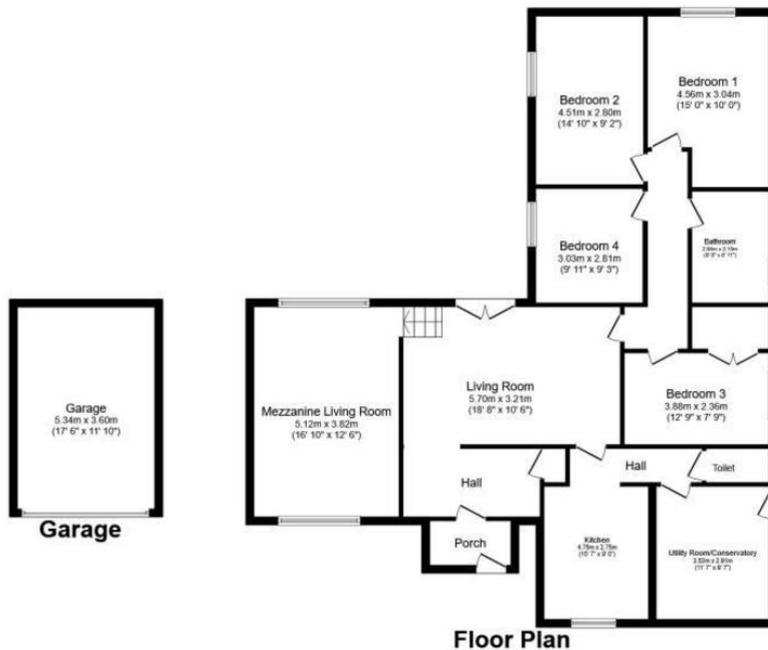
DAN-Y-FELIN, LLANTRISANT, PONTYCLUN CF72 8EH



DAN-Y-FELIN, LLANTRISANT, PONTYCLUN CF72 8EH



DAN-Y-FELIN, LLANTRISANT, PONTYCLUN CF72 8EH



Total floor area 160.8 m² (1,731 sq.ft.) approx

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

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

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK