



West Caerlan, School Street, Llantrisant, CF72 8EN

Rhondda Cynon Taff

Fixed Price £275,000

West Caerlan

From Junction 34 at the M4 travel north signposted Llantrisant, continue along the dual carriage way passing through two sets of traffic lights and over the first roundabout, proceed to the second set of traffic lights and turn right. Travel up the hill passing Llantrisant leisure centre on your right hand side. After approximately 100 yards take a sharp left-hand turning towards Old Llantrisant. At the Cross Keys public house turn left and travel into the Bullring. Take the second left onto Swan Street, passed the Church where West Caerllan can be found on your left hand side.

What3words: luxury.reports.mailers

Four bedroom detached former farm house to include former cow shed with planning permission for independent development, two garages and garden. Additional plot available by separate negotiation.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





West Caerlan

Upvc double glazed entrance door to HALLWAY, timber block floor and staircase to first floor. SITTING ROOM, matching block floor, stone fireplace surround with timber mantle and double glazed window to roadside. Large DINING ROOM, tiled fireplace, understairs cupboard, double glazed window. KITCHEN BREAKFAST ROOM, range of oak fronted base and wall cupboards with roll-top work surfaces, inset one and a half bowl sink and drainer, integrated double oven, hob and extractor, window to side elevation, door to roadside and shelved pantry.

LANDING with frosted double glazed window to Church to the rear and folding door to boiler cupboard containing Ideal mains gas combination boiler. BEDROOM ONE, windows to front and rear elevations. BEDROOM TWO, L shaped with loft hatch and double glazed window to garden area opposite. BEDROOM THREE, large double with recessed wardrobe and double glazed window to front elevation. BEDROOM FOUR, single bedroom with laminate floor and double glazed window to side elevation, over the Church yard with panoramic view into The Vale of Glamorgan. SHOWER ROOM, tiled walls, large quadrant shaped shower cubicle with electric shower attachment and white pedestal wash hand basin, frosted double glazed window. Separate CLOAKROOM white low level WC.

The property is enclosed by a Church yard which surrounds it. Attached to the house is a former COW SHED included in the sale, presently providing extensive storage but sold with the benefit of full planning consent, application no. 22/1261/10 to convert into a residential unit. This consent would form a self-contained independent property which would include entrance hall, living room, kitchen and ground floor bathroom with to the first floor, two bedrooms. Attached to the cow shed is a single GARAGE (1).

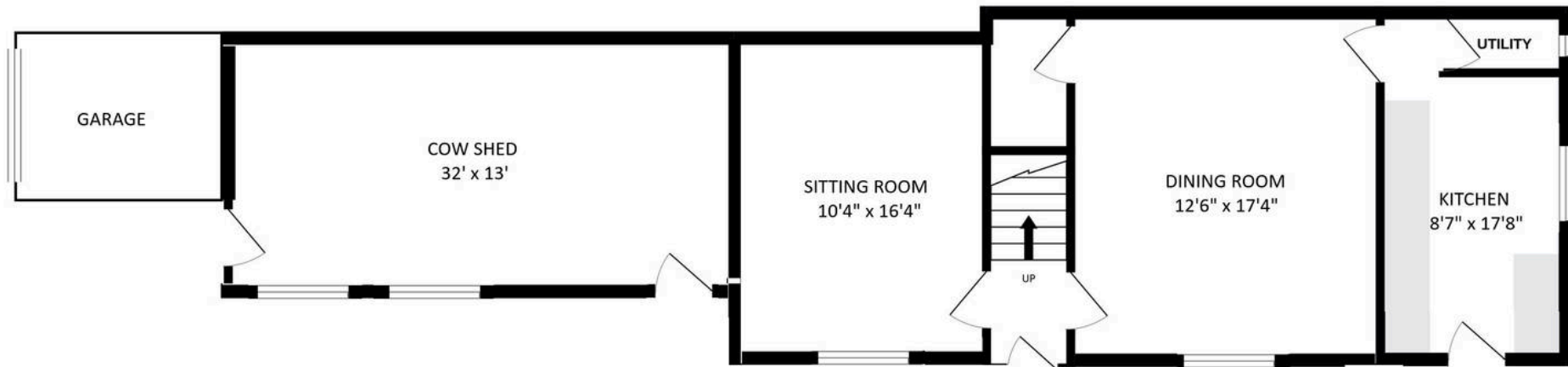
The garden area opposite the property is to be split. The principal lot shown edged red on the attached plan. Attached to this is a single GARAGE (2) also included in the sale.

Building Plot

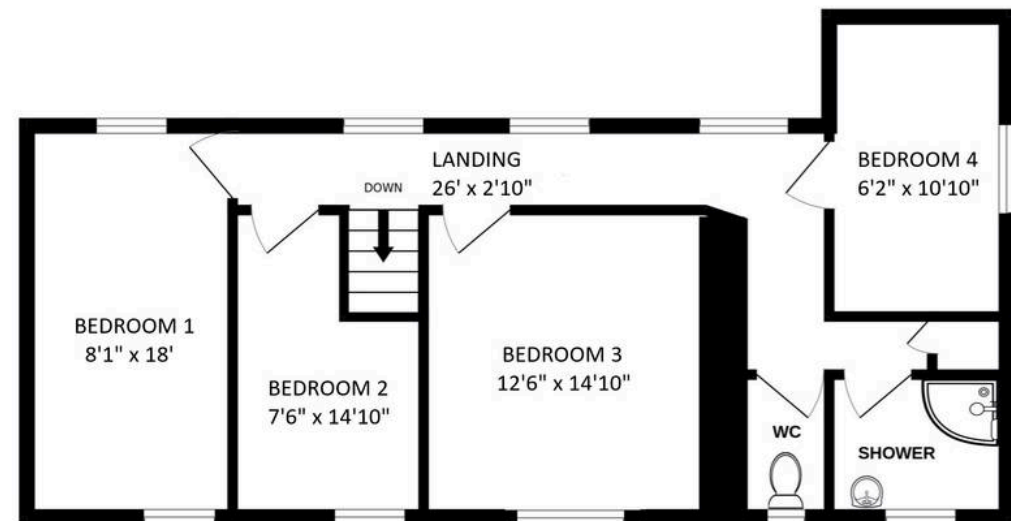
In addition to this, outline planning permission has been obtained for a single development plot edged blue on the attached plan, occupying the Northern portion of the garden area opposite. Application no. 23/0417/13. This is not included in the main sale, but is available by separate negotiation at an asking price of £75,000.



GROUND FLOOR



1ST FLOOR





Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



These particulars are provided as a general guide only and do not form part of any contract offer. While believed to be accurate, they are not guaranteed. Some images may include CGI or digitally enhanced furnishings for illustrative purposes only and are not included in the sale. All negotiations must be conducted through Herbert R Thomas.