



## 2 Edith Villas

Llantrisant, CF72 8ET

Offers Over £150,000

HARRIS & BIRT



An impressive, spacious, terrace, three bedroom property situated in the heart of Old Llantrisant. Situated within a popular spot, surrounded by similar style properties and offering a spectacular view across open countryside. This property offers accommodation of entrance hall, dining room, living room, fitted kitchen and utility room to ground floor. To the first floor are three bedrooms and a family bathroom. Fitted wardrobes to both double rooms. The property is set back from the road via steps leading up to a forecourt and a further rear garden.

The Old Town of Llantrisant continues to enjoy increased popularity with its preponderance of older properties set in narrow winding streets with individual shops and businesses. Within walking distance is the leisure centre with its indoor swimming pool and wide range of sport and leisure facilities. Also within walking distance are the more extensive modern facilities of Talbot Green including a wide range of shops both national and local, major out of town shopping centre including Boots, Marks and Spencer, Tesco etc. Llantrisant Golf Club is only a short drive away and a bit further away is the Vale of Glamorgan Country Club with tennis, squash, yoga, gymnasium, swimming pool, golf driving ranges, golf courses etc. Easy access to the M4 motorway brings major centres including the capital city of Cardiff.



## Accommodation

### Ground Floor

#### Entrance Hallway 3'1 x 19'5 (0.94m x 5.92m)

The property is entered via UPVC composite front door with decorative glazing into hallway. Obscure glazed window over door allowing natural light. Wooden laid flooring. Skimmed walls. Textured finished ceiling. Radiator. Pendant ceiling light. Doors leading to living and dining room. Stairs lead up to first floor landing.

#### Living Room 13'0 x 14'1 (3.96m x 4.29m)

Large window overlooking front. Skimmed walls. Coved and skimmed ceiling. Carpet flooring. Pendant ceiling light. Radiator.

#### Dining Room 13'6 x 12'4 (4.11m x 3.76m)

Large window overlooking rear. Skimmed walls. Coved and skimmed ceiling. Carpet flooring. Pendant ceiling light. Radiator. Understairs storage cupboard.

#### Kitchen 7'7 x 14'0 (2.31m x 4.27m)

Fitted kitchen with features to include; range of wooden wall and base units. Granite effect worksurfaces. Integrated undercounter oven and grill. Four ring induction hob with extractor hood over. Tiled splashbacks. Stainless steel sink with mixer tap and draining grooves. Skimmed walls and ceiling. Ceiling spotlights. Window to side. Pedestrian door leading out to side. Tiled flooring. Boiler housed to wall. Opening through to utility room.

#### Utility 5'9 x 9'9 (1.75m x 2.97m)

Base units with worktop over. Skimmed walls and ceiling. Ceiling spotlights. Window to side. Pedestrian

door leading out to side. Tiled flooring. Vertical heated towel rail. Windows to side.

### First Floor

#### Landing 5'4 x 13'6 (1.63m x 4.11m)

Straight carpet staircase leads up to first floor landing from ground floor hallway. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Doors to all first floor rooms. Wooden balustrade. Carpet flooring.

#### Bedroom One 9'10 x 12'6 (3.00m x 3.81m)

Window overlooking front. Skimmed walls. Coved and skimmed ceiling. Carpet flooring. Pendant ceiling light. Radiator.

#### Bedroom Two 8'9 x 11'2 (2.67m x 3.40m)

Window overlooking rear. Skimmed walls. Coved and skimmed ceiling. Carpet flooring. Pendant ceiling light. Radiator.

#### Bedroom Three 6'5 x 11'2 (1.96m x 3.40m)

Window overlooking front. Skimmed walls. Coved and skimmed ceiling. Carpet flooring. Pendant ceiling light. Radiator.

#### Bathroom 7'10 x 11'6 (2.39m x 3.51m)

Four piece suite in white comprising panelled bath with hot and cold taps. Corner shower cubicle with electric shower head attachment. Sliding shower screens and tiled splashbacks. Low level dual flush WC. Pedestal wash hand basin with hot and cold taps. Skimmed walls and ceiling. Tiled flooring. Obscure glazed windows to rear. Vertical heated towel warmer.

### Outside

The front is slightly set back from road via steps leading up to a small forecourt. Door from kitchen leads out onto patio terrace to side. Tiered rear garden. Stone build shed. Laid to lawn.

### Services

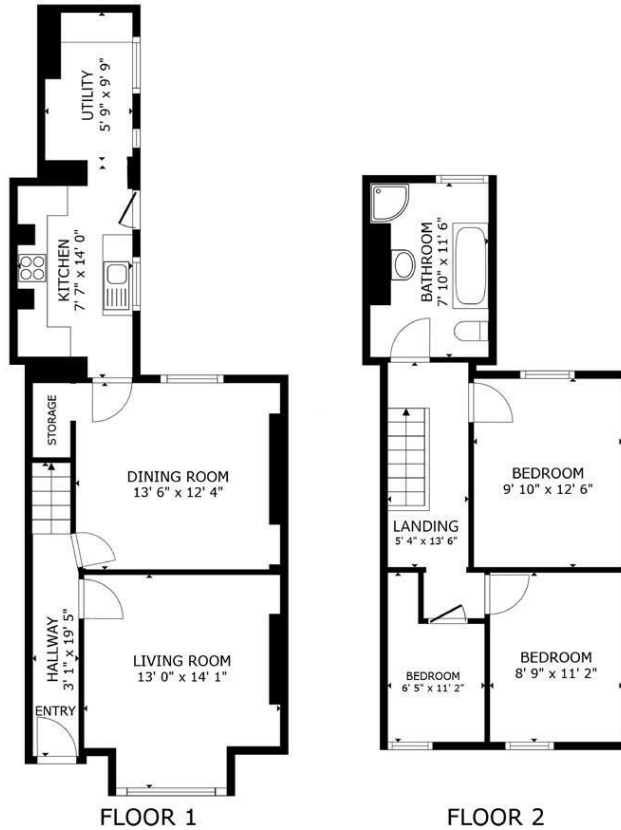
All mains services connected.

### Directions

From Junction 34 of M4 turn north onto the A4119. Go straight across the roundabout and at the second set of traffic lights turn right onto B4595 signposted Llantrisant. Go past the leisure centre on your right hand side and at the brow of the hill turn sharp left up the hill towards Llantrisant old town, go round the sharp right hand bend and head up the. Turn left at The Cross Keys pub onto High Street. Take the second turning left (immediately to the right of the statue) into Swan Street with the church on your left hand side and take the left at the top of the hill down into School Street. Travel down the road onto Heol Y Beiliau, 2 Edith Villas will be on your right hand side with a Harris & Birt board outside.







**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 578 sq.ft. FLOOR 2 470 sq.ft.  
 TOTAL : 1,048 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.