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4 Yr-Allt

Llantrisant, Pontyclun, Mid
Glamorgan, CF72 8EF

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4 Yr-Allt, Llantrisant

Guide Price £215,000

A unique character cottage offering beautifully presented accommodation, situated in old Llantrisant and enjoying outstanding panoramic views.

Beautifully presented character cottage

Situated on a cobbled street in Old Llantrisant

Accommodation boasting a wealth of original features

Pretty, landscaped enclosed garden

Breathtaking panoramic views

Accommodation comprising: entrance hall, lounge/dining room, kitchen, rear hall and cloakroom

Double bedroom with second bedroom/dressing room off and ensuite bathroom

Ideal holiday home/holiday let investment

Viewing is highly recommended



This fully renovated character cottage offers beautifully presented accommodation throughout which retains many original features. It is situated on a cobbled Street within old Llantrisant and enjoys far-reaching panoramic views. This unique property must be viewed to be appreciated.

It offers accommodation comprising: ENTRANCE HALL (5'6" x 3') with slate tiled floors, window to side and display shelving within under stairs recess. An open doorway leads into the LOUNGE/DINING ROOM (11'9" x 14'5" widening to 18' max) this dual aspect room, with two windows overlooking the garden and window to side, has a wood burning stove set within an Inglenook fireplace with a flagstone hearth and wooden beamed mantle. The room has high quality vinyl flooring. Part wood panelling to dado height and part exposed stonework to one wall.

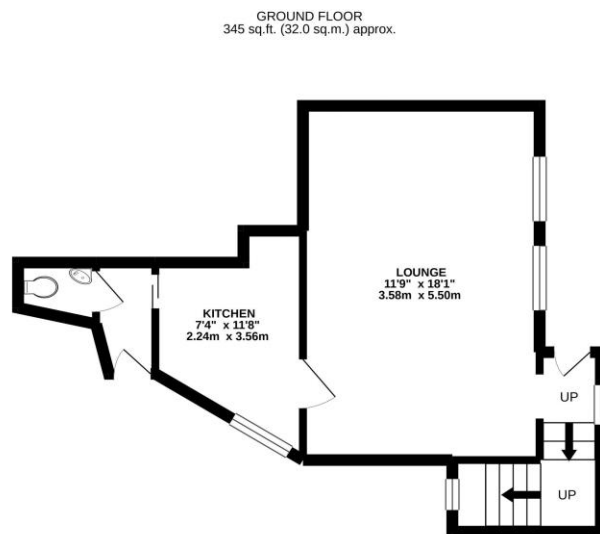
Door and steps from the lounge/dining room leads into the KITCHEN (7'4" x 5'10" widening to 11'8" max)

window and Velux skylight to side. The kitchen offers a range of built-in base and wall mounted units with butchers block style worksurface, integrated Belfast style sink unit with mixer tap over, electric oven with four ring electric hob and cooker hood above, space within recess for fridge/freezer, part wood panelling to walls. Pitched ceiling with visible roofing timbers. The kitchen has a continuation of the same wood effect vinyl flooring as the lounge which continues into the REAR HALL (5'8" x 2'11" average measurement) pedestrian door to cobbled street, pitched polycarbonate roof, door into ground floor CLOAKROOM housing a white two piece suit. Door from the lounge/dining room leads into the INNER HALLWAY (3'8" x 7'5") with window to side, it has stairs rising to the first floor landing.

LANDING, (3'8" x 5'8") window overlooking garden and skylight enjoying far reaching views. BEDROOM 1, (11'11" x 7'9") window enjoying same far reaching

views. Two built-in wardrobe cupboards flanking the original fireplace, one of which houses the central heating boiler. The bedroom has exposed wooden floorboards which continue into BEDROOM 2/DRESSING ROOM (6'10" x 6'9") This single bedroom has a window to front plus loft inspection point. Off bedroom one is an EN-SUITE BATHROOM (4'11" x 6'7") housing a white three-piece suite. Mains shower over a panelled bath with splash back tiling to walls, low-level WC with hidden cistern and a wash and basin with mixer tap over and storage below.

Outside the property boasts a beautifully landscaped, mature cottage garden. It is bordered by stonewalling and picket fencing. Gravelled pathways run between pretty flower and shrub borders and lawn areas leading to the raised patio which enjoys outstanding views. Within the garden are two storage sheds and a detached timber frame garden store/summer house.



TOTAL FLOOR AREA : 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From Junction 34 of the M4 travel north along the dual carriageway. Pass through two sets of traffic lights and over the roundabout. At the second set of lights turn right and proceed up the hill. At the brow of the hill, take the sharp left and proceed up the hill. Turn left at The Crosskeys Pub and proceed into The Bull Ring. Turn left onto Swan Street, park on Swan Street. Yr Allt is on the left before the church. No. 4 is over the brow of the hill indicated by our For Sale Board.

Tenure

Freehold

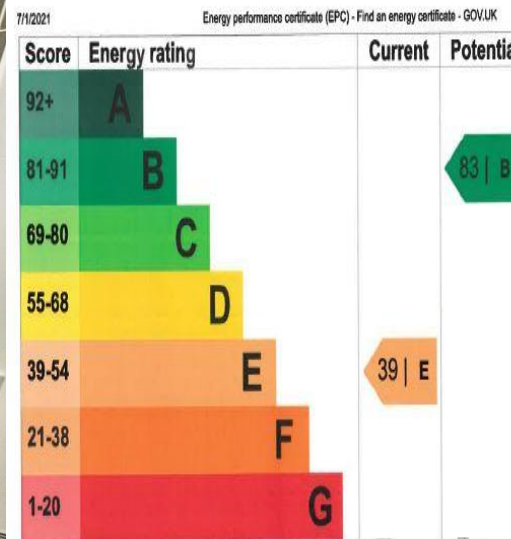
Services

Mains gas, electricity, water and drainage
Council Tax Band C
EPC Rating E

Viewing strictly by
appointment through
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The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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