

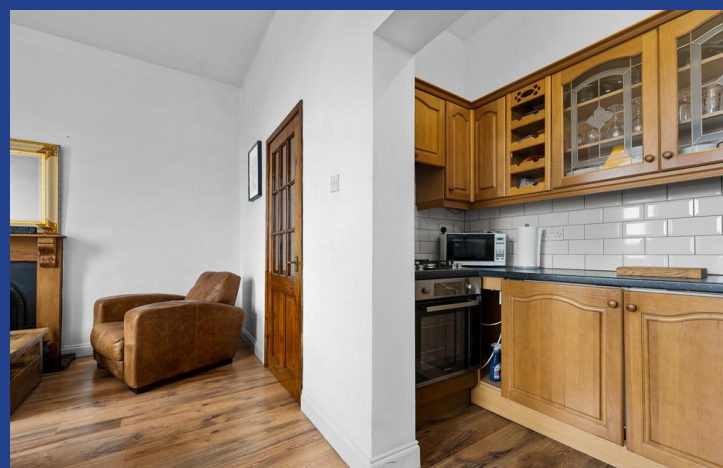
1 London Court, Bull Ring, Llantrisant, Pontyclun, CF72 8EB



Estate Agents and
Chartered Surveyors

Asking Price Of

£125,000



Maisonette

2

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Property Description

**** TWO BEDROOM PROPERTY ** NO CHAIN **** A Delightful two bedroom mid terrace family home in a choice location in the Heart of Old Town Llantrisant at the Bullring and being adjacent to the Historic Statue of Dr William Price. Easy access to all amenities including local Schools. The M4 junction 34 at Miskin is a few minuets drive as is the busy shopping centre of Talbot Green. Entrance hallway, to the ground floor are two bedrooms. To the first floor is a family bathroom and spacious open plan lounge and kitchen. Enjoying breath-taking views of Llantrisant common from the living room. EPC Rating: D

Tenure Leasehold

Council Tax Band A

Floor Area Approx 584 sq ft

Viewing Arrangements
Strictly by appointment

GROUND FLOOR

ENTRANCE HALLWAY

Approached via a uPVC entrance door leading to the hallway, doors to bedrooms and staircase to first floor.

BEDROOM ONE

13' 3" x 9' 10" (4.04m x 3.00m)

Aspect to front, a good sized principal bedroom, radiator.

BEDROOM TWO

9' 9" x 6' 9" (2.99m x 2.06m)

Aspect to side, laminate flooring and radiator.

FIRST FLOOR

LANDING

Approached via a quarter turning staircase leading to the central landing area, laminate flooring and radiator.

LOUNGE AND KITCHEN

17' 6" x 15' 5" (max)(5.35m x 4.71m)

A delightful open plan kitchen and lounge with two windows to front, feature fireplace with wooden surround, laminate flooring. Ample space for family seating and dining areas. The kitchen is appointed along three sides in wood grain finish panelled fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with oven below, concealed cooker hood above, matching range of eye level wall cupboards and tiled splash back. Radiator.

FAMILY BATHROOM

9' 7" x 6' 4" (2.93m x 1.94m)

White suite comprising low level wc, wash hand basin, panelled bath with 'Triton' shower above, wall tiling to splash back areas, window to rear, laminate flooring, utility cupboard housing the washing machine and wall mounted ideal combi gas central heating boiler.

ADDITIONAL INFORMATION

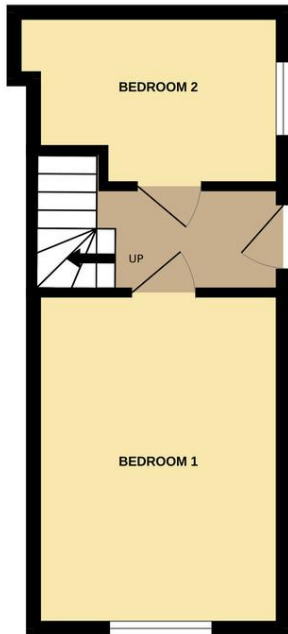
Leasehold: approx 160 years remaining.

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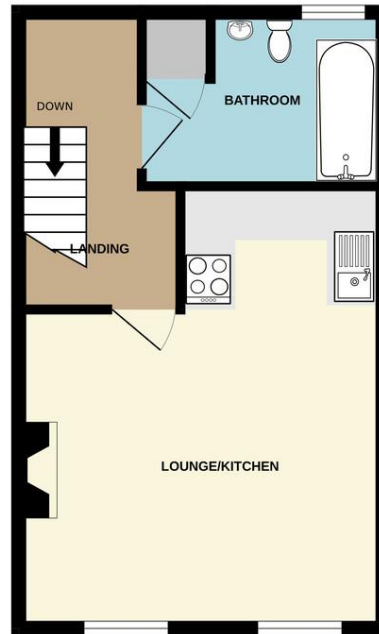


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GROUND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 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.
Made with Metropix 6/2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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