



## Bute Cottage

Llantrisant Road, Pontyclun

£469,995

# Bute Cottage

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Bute Cottage is a charming, updated home in Pontyclun, offering modern décor, generous space, a large plot, and excellent transport links, ideal for families and professionals

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Directions:** From our offices, travel up The High Street. At the traffic lights, turn left onto Arberthin Road. Travel through Arberthin and Ystradowen, leading to Pontyclun. The road will continue through the village until you come to a small roundabout, where the property will be directly in front of you.



Entering the property is a composite front door; it opens into a hallway finished with a decorative half-tiled wall, textured wallpapered walls, and a white radiator. This leads through to the main living areas, with space flowing naturally through the property.

**Lounge:** Newly fitted carpet, wallpapered walls, and fresh white-painted walls and ceiling. A double-glazed UPVC window overlooks the front, accompanied by a large white radiator and two feature fireplaces—one with an ornate surround and tiled finish, the other an exposed-stone style with incorporated space for media equipment.

**Kitchen:** A characterful and stylish kitchen fitted with slate-effect tiled flooring, grey shaker-style doors, gold-effect handles, and a feature white sink with gold mixer tap. Exposed beams, alongside two UPVC windows and a UPVC barn-style rear door overlooking the garden. Includes a feature historic bread-oven recess.

**Utility Area:** Continuation of the kitchen's flooring and beams, with space for both washing machine and tumble dryer. Also features an exposed stone wall and a further UPVC window.

**Downstairs Shower Room:** A fitted shower suite including decorative tiled flooring, push-button WC, small vanity unit with grey cupboard below and mixer tap, and a double shower with rainfall and rinse shower heads.

**Dining Room:** Following from the kitchen, the continuation of carpet, wallpapered walls, and a double-glazed UPVC bay-fronted window. Two built-in storage cupboards sit either side of the stone feature wall, with bookcases above and a stone hearth below.

**Snug:** A further reception room downstairs, just across from the Dining Room. A cosy room with feature fireplace and exposed stone feature wall. The room also benefits from a double-glazed UPVC window and white radiator.

**Bedroom One:** Newly fitted carpet, white-painted walls, UPVC window with front views, and loft access. Includes a white radiator.

**Bedroom Two:** Carpeted with white-painted walls, UPVC window, and white radiator.

**Landing:** A spacious landing with two double-glazed UPVC windows, continuation of carpet, spotlights, a white radiator, and a feature beam.

**Bedroom Three:** Continuation of carpet, UPVC window, white radiator, and exposed feature beams.

**Bedroom Four:** Carpeted with UPVC window, white radiator, and loft access with concertina-style hatch door.

**Bedroom Five:** Continuation of carpet, UPVC window, white radiator, and a characterful boxed feature fireplace.

**Bathroom:** A newly fitted bathroom featuring a freestanding roll-top bath, push-button WC, vanity sink with mixer tap and navy storage cupboard, gold-design towel radiator, and an extra storage cupboard housing the combi boiler.

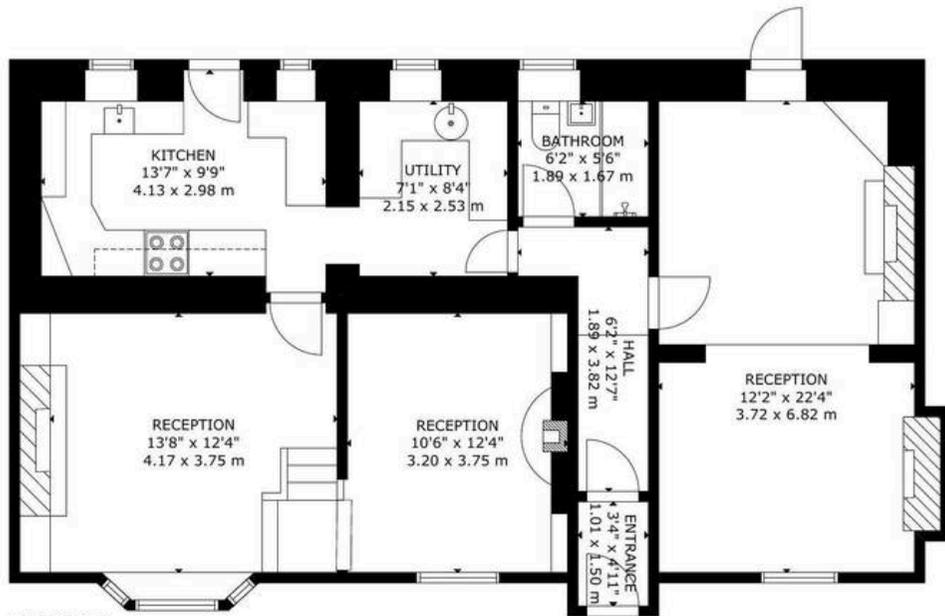
**Garden:** A generous rear plot featuring a decorative plum-slate area, laid patio, and large extended garden requiring some further landscaping, offering excellent potential.

**Parking:** Off-road parking available for at least two vehicles.

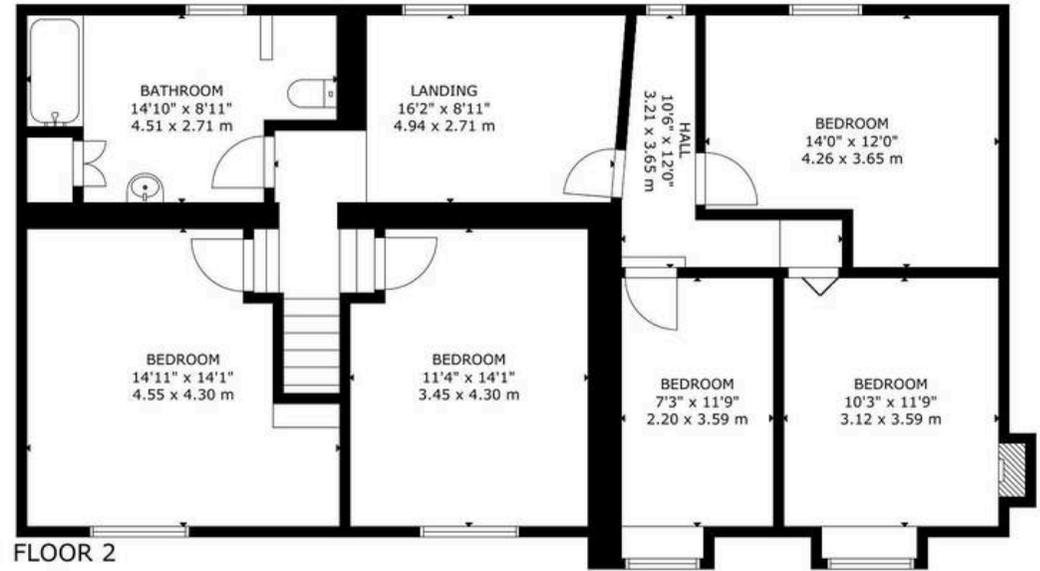


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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 197 m<sup>2</sup>/2,123 sq.ft  
 FLOOR 1: 91 m<sup>2</sup>/983 sq.ft, FLOOR 2: 106 m<sup>2</sup>/1,140 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY





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