



**Swan Street, Llantrisant Pontyclun CF72 8ED**

**welcome to**

## **Swan Street, Llantrisant Pontyclun**

An Impressive Period Cottage In The Heart Of Old Llantrisant, Benefiting From Huge Rear Gardens Laid Partly To Lawn And Characterful Features Throughout!

### **Integral Porch**

Via front door, leading to reception room

mature trees and shrubbery

### **Reception Room**

Double glazed windows to front and rear aspect, wooden flooring, radiator, original stone walls, woodburning stove, stairs to first floor and access to kitchen

### **Kitchen/Breakfast Room**

Range of wall and base units, granite work surfaces, Belfast sink, underfloor heating, Rangemaster oven and gas hobs, gas boiler, Velux style window, double glazed doors to rear garden

### **First Floor Landing**

Stairs from ground floor, loft access, doors to all rooms

### **Bedroom One**

Double glazed windows to rear and side aspect with excellent views over surrounding countryside, fitted storage cupboards, radiator

### **Bedroom Two**

Double glazed window to front aspect, radiator

### **Bedroom Three**

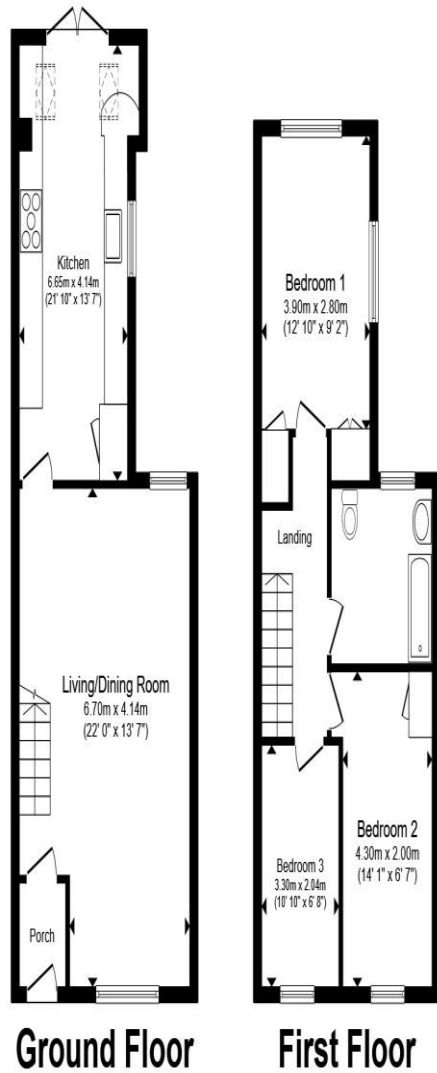
Double glazed window to front aspect, radiator, built in storage cupboard

### **Bathroom**

Three piece suite comprising; Bath with shower over, wash basin, low level w/c. Obscure double glazed window and heated towel rail

### **Rear Gardens**

Raised decking with impressive views, characterful stone paved seating area, generous section of lawn,



Total floor area 90.7 m<sup>2</sup> (976 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Swan Street,**  
**Llantrisant Pontyclun**

- A Stunning Period Style Cottage In The Heart Of Old Llantrisant
- Generous Reception Room Including Woodburning Stove
- Spacious Kitchen, Inclusive Of Rangemaster Stove And Underfloor Heating
- Three Well-Proportioned Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

**£260,000**



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Property Ref:  
TBG111032 - 0004

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