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**The Butchers Arms House Heol-y-sarn, Old Llantrisant,
Rhondda Cynon Taff. CF72 8DA**



£495,950

Main Features

- Unique Stoned Built
- 4 Bedroom
- Far reaching views to rear
- Coach house included
- Off road parking
- Family sized fitted kitchen/diner
- A Must view
- Council Tax: C - - EPC: E

General Information

Peter Morgan Property Group are pleased to bring to market this unique Former Public House stone built four Bedroom property situated in the heart of Old Town Llantrisant. Extensive flexible living accommodation over two floors with many options, off road parking plus drive through Garage, enclosed garden area with Coach House, open rural views across Llantrisant common.

This truly is rare to market property and can only be appreciated with an internal inspection.

GROUND FLOOR

Hallway

Double glazed window to front, radiator, numerous electric points, access to W.C

Lounge

2 Double glazed windows with central double opening french doors creating a curve bay window effect, natural stone wall along one wall with functioning fire place, wood effect flooring

Kitchen / Dining Room

Numerous double glazed windows with far reaching views, natural stone wall with working fire place, range cooker, tiled flooring, a range of oak fronted wall and floor cupboards with contrasting granite worktops.

Utility

Double glazed windows, plumbing for washing machine

FIRST FLOOR

Bedroom One

Double glazed window, fitted carpet, radiator, numerous ,electric point, access to en-suite, access to storage.

En Suite

Walk in shower with wall mounted glass shower screen, W.C. Wash hand basin.

Bedroom Two

Double glazed window, fitted carpet, radiator, numerous ,electric point, access to en-suite, acces to storage.

En Suite

Walk in shower with wall mounted glass shower screen, W.C. Wash hand basin.

Bedroom Three

French door leading to balcony, fitted carpet, built in wardrobes

Kitchen

Can easily be converted to an additional en-suite bathroom as plumbing is easy to access. Currently being used as a fitted kitchen with a range of wall and floor cupboards, stainless sink with drainer, radiator, plumbing and lighting.

Bedroom Four

Double glazed window, accessed via separate staircase from kitchen, also stairs to attic room/store.

Garage

Garage/Car port

Front

Off road parking for 2 cars.

Rear Garden

Landscaped rear wall garden with far reaching views with a range of mature shrubs and plants, ornamental water fountain, access to 2 storey coachhouse.

Coachhouse

Flagstone floor, Boiler, Electric lighting and water

Viewings

Strictly By Appointment Only

Utilities

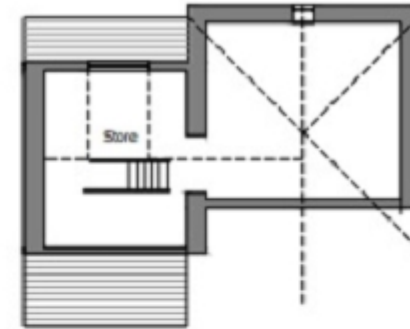
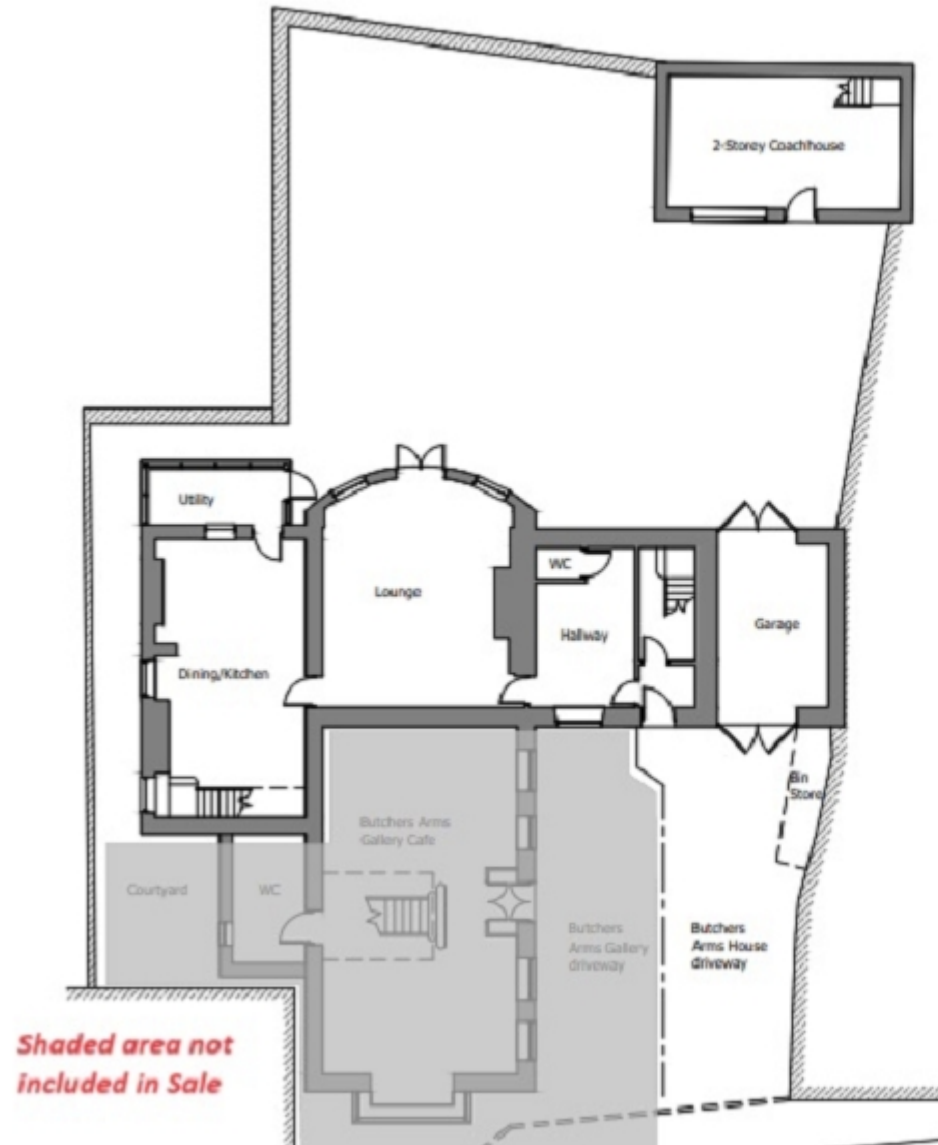
Mains electricity, mains water, mains gas, mains drainage (services not tested)

Current council tax banding C

Current heating type Gas

Tenure (To be confirmed) Freehold






Second Floor Plan
(over kitchen)
1:150



First Floor Plan

The Butchers Arms House Heol-y-sarn, Old Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8DA

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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