

Flat 5, Zoar Court, High Street

Llantrisant, Nr Pontyclun, CF72 8SR

Watts & Morgan


ESPRESSO
CIN
CIN

Flat 5, Zoar Court, High Street,

Llantrisant, Nr Pontyclun CF72 8SR

Guide Price £275,000
Leasehold - Share of Freehold

2 Bedrooms | 2 Bathrooms | Open-Plan Living
2 Allocated Parking Spaces

A beautifully presented and deceptively spacious two-bedroom ground-floor apartment, occupying a desirable position within the heart of Llantrisant's historic Old Town.

Finished to a high standard throughout, the accommodation includes; an entrance porch with utility room and generous open-plan living/dining room leading to a quality fitted kitchen. Large principal bedroom with walk-through wardrobe and luxurious en-suite bathroom. Also, a second double bedroom with adjacent shower room and dressing room/home office.

Externally, the property benefits from two allocated parking spaces. Ideally located within walking distance of Llantrisant's independent shops, cafés and restaurants, whilst offering excellent access to Talbot Green Retail Park, the M4 and Pontyclun railway station.

EPC Rating; D.







Directions

Cowbridge Town Centre – 7.8 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 2.5 miles

Your local office: Cowbridge

T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

ABOUT THE PROPERTY

Set within a beautifully converted chapel in the heart of Old Town Llantrisant, dating back to the early 1900s, with a selection of independent cafés, restaurants, traditional pubs and local shops all within easy walking distance. This luxurious ground floor apartment offers scenic views, and spacious, character-filled accommodation with independent access and the benefit of two allocated parking spaces.

The impressive double-height entrance porch enjoys stylish tiled flooring, and has access to a practical utility room with storage cupboards, loft access and plumbing for appliances.

At the heart of the home is a superb open-plan living and dining area, flooded with natural light from large windows fitted with shutter blinds. The comfortable living area is fully carpeted, while the raised dining space features quality oak flooring, with useful built-in storage beneath. A wide opening leads seamlessly into the contemporary kitchen fitted with a range of solid wood Shaker-style units, natural stone-effect worktops, and a breakfast bar peninsula. Appliances to remain include; a freestanding double 'Smeg' oven with induction hob, integrated larder fridge, additional drinks fridge/freezer, and a dishwasher. A clever glass-block feature allows natural light to flow between the kitchen and rear hallway.

The impressive principal bedroom enjoys a dramatic double-height ceiling with LED spotlights and a high-level feature window. A walk-through dressing area provides extensive hanging space and storage before leading to the luxurious en-suite bathroom, which features a dual-ended bath with freestanding tap, and mirrored walls. Beyond the en-suite is a generous dressing room with a range of fitted open wardrobes, shelving and hanging rails, offering excellent flexibility as a home office.

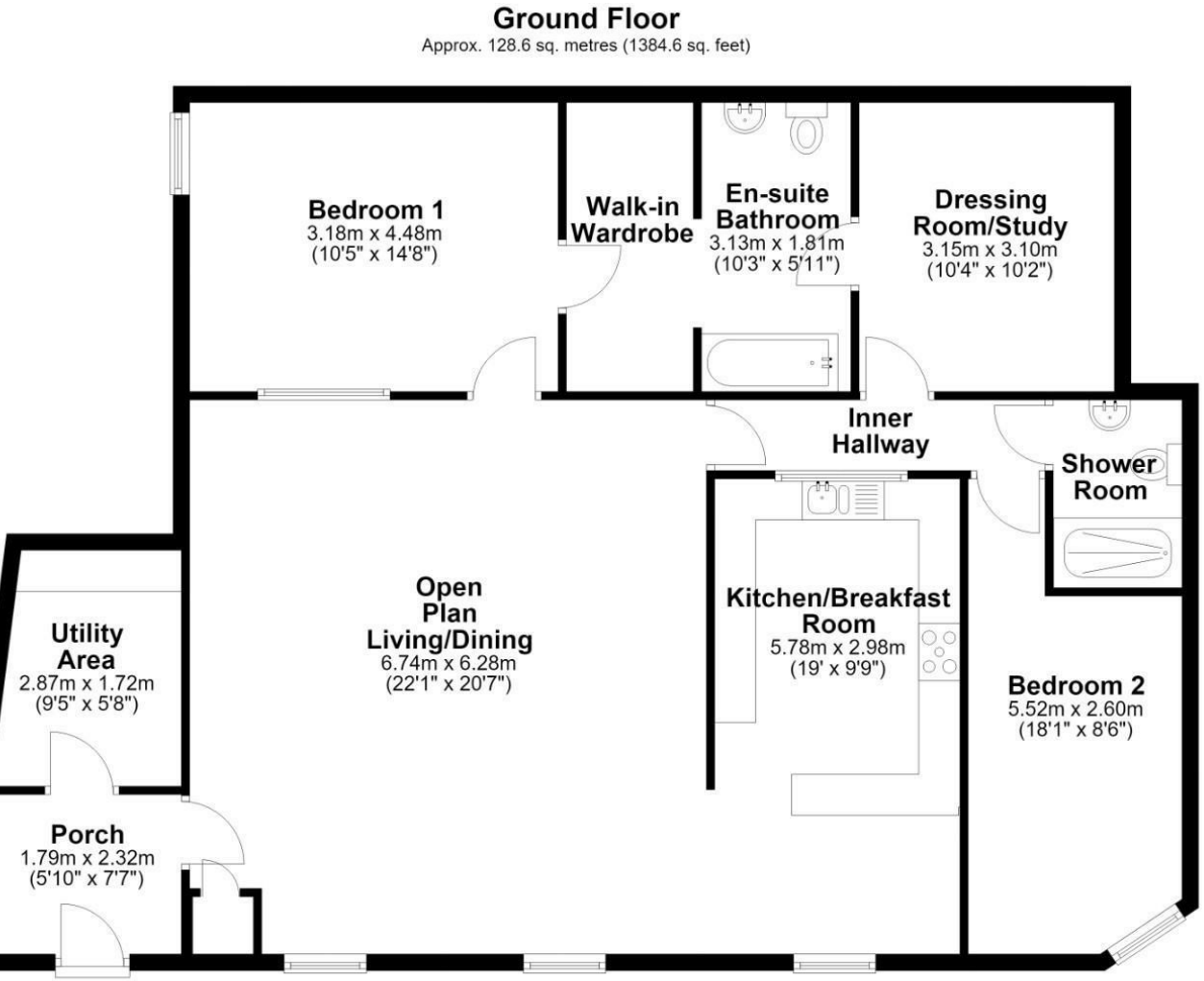
An inner hallway leads to the second double bedroom which overlooks the front of the property and benefits from fitted shutters. Adjacent to here is a modern shower room with large walk-in double shower enclosure with rainfall and hand-held shower.

Externally, the apartment benefits from two allocated parking spaces.

ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating.

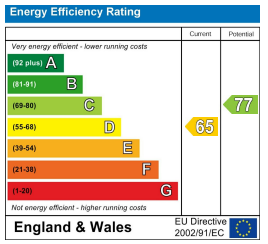
Leasehold with 1/5 share of the Freehold. 999 Year lease from Feb 2000. Service charge : £100 per month including ground rent and building insurance.



Total area: approx. 128.6 sq. metres (1384.6 sq. feet)







Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan