



Lawn Farm House, Llantrisant, Pontyclun, Mid Glamorgan,

CF72 8LQ

£475,000



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Brighter moves are proud to present to the market a rare opportunity to purchase this renovated farmhouse. Lawn farmhouse has been extended over the years and is believed to date back from the 16th century with an addition added in the early 19th century. Now boasting three reception rooms and four bedrooms, with annex potential. The property also benefits from a garage and parking, with garden and land that must be viewed to see its full potential! *VIEWING STRONGLY RECOMMENDED*

GROUND FLOOR

HALLWAY

4.33m x 4.72m (14' 2" x 15' 6")

Hallway with tiled flooring and stairs to the first floor. Two windows to the front. Doors to the lounge and dining room with wood stair case to the first floor level.

LOUNGE

4.35m x 05.40m (14' 3" x 17' 9")

Upvc double glazed windows to the front and rear. Feature fire place with stone surround and multi fuel burner.

DINING ROOM

4.52m x 4.70m (14' 10" x 15' 5")

Dining room with feature, stone surround fireplace and stone staircase to the bedroom, tiled flooring and windows to the front, door to the kitchen.

KITCHEN

4.43m x 3.47m (14' 6" x 11' 5")

Kitchen with window and two roof windows along with a stable door to the rear yard. Kitchen benefits from a range of units and worktop. Range cooker, Door leading to pantry area and bathroom.

STORAGE AREA

1.24m x 3.40m (4' 1" x 11' 2")

Pantry storage with boiler and door to the family bathroom.

FAMILY BATHROOM

2.36m x 3.35m (7' 9" x 11' 0")

WC, sink and roll top bath with corner shower, tiled flooring and window to rear. .

FIRST FLOOR

LANDING

Landing with roof window and doors to the three bedrooms.

BEDROOM ONE

4.90m x 05.00m (16' 1" x 16' 5")

From the main landing is bedroom one with window and feature stone stairs.

BEDROOM TWO

En-suite and Wood flooring along with storage area.

EN-SUITE

1.20m x 2.90m (3' 11" x 9' 6")

En-suite with shower, WC and sink.

BEDROOM THREE

2.90m x 4.60m (9' 6" x 15' 1")

Bedroom three with two windows to the front .

THE RIGHT HAND SIDE OF THE PROPERTY

OPEN PLAN SITTING ROOM AND KITCHEN AREA

3.51m x 9.60m (11' 6" x 31' 6")

Second area with kitchen and sitting room, wood flooring and doors to the front and back, door to the wet room and stairs bedroom four.

BEDROOM FOUR

2.24m x 5.53m (7' 4" x 18' 2")

Alcove and window's to the front and rear. Stairs to the sitting room and kitchen area.

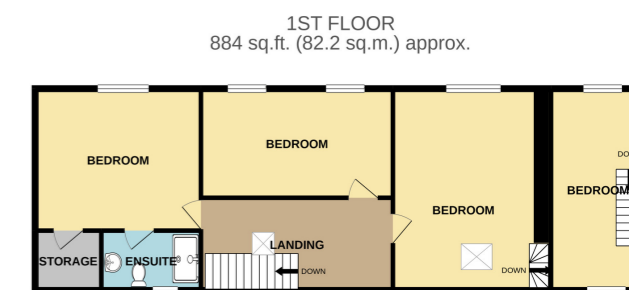
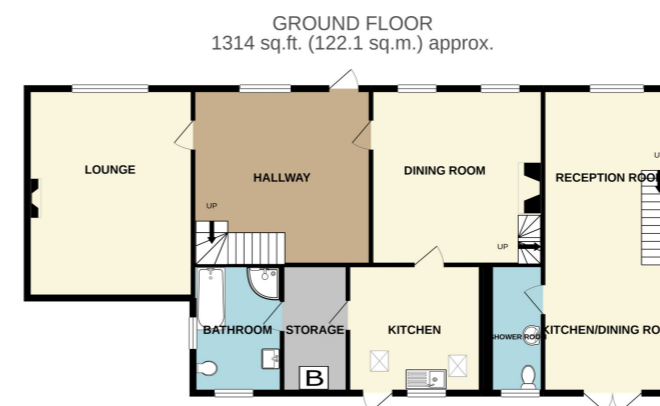
OUTSIDE

REAR GARDEN AND YARD AREA

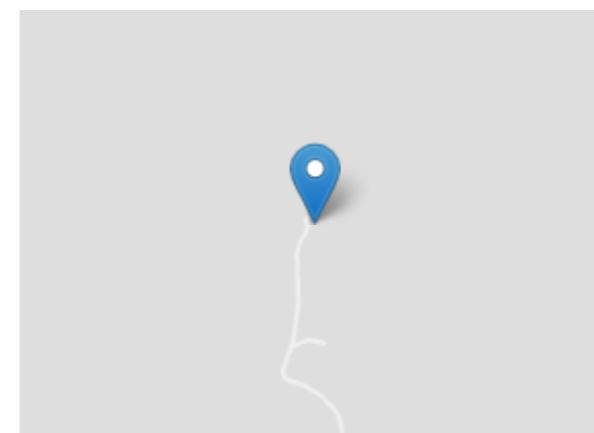
Rear area is used as the main entrance to the kitchen area. Space is available for parking and access to the double garage. The garage has electric supply.

LAND

The plot is situated on approx 1.75 acres. The secluded, generous grounds offer ample opportunity for garden and outdoor living.



TOTAL FLOOR AREA : 2199 sq.ft. (204.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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