



4 Summerfield Drive

Llantrisant CF72 8QF

£1,200 Per Calendar Month

HARRIS & BIRT



A three bedroom semi-detached house which has been substantially extended on the ground floor to create exceptional living space with a 22' living room, 17' x 11'6" dining room and 17'9" x 12'6" kitchen/breakfast room with utility area. Entrance porch, entrance hall and ground floor shower room. Upstairs there are three bedrooms - two being doubles with plenty of storage space, the third is a single bedroom with built in bedroom base, modern bathroom with bath and shower. Gas central heating and double glazing. Driveway parking for two/three cars. Lawned front and good sized rear garden.

Convenient location for local facilities including local shops, Llantrisant leisure centre, out of town retail park with Marks and Spencer, Boots and Tesco etc. Easy access to the M4 and A4119 north brings major centres within easy reach including the capital city of Cardiff, Bridgend etc.

EPC rating D. Council Tax Banding E. Offered for rental on an unfurnished basis for £1200 pcm. Deposit £1300. Available immediately.

Accommodation

Ground Floor

Entrance Porch

Fully enclosed. Glazed UPVC storm doorway. Window with fitted blind overlooking front garden. Tiled floor. Glazed inner doorway with glazed side screen leading through to entrance hall.

Entrance Hall

Fitted carpet. Straight stairway with fitted carpet to first floor. Understair storage cupboard. Useful shelves storage cupboard. Central heating control.

Cloakroom/Bathroom Two

Suite in white comprising pedestal wash hand basin, low level WC and tiled shower cubicle. Tiled floor. Opaque glazed window. Shelved understair cupboard.

Living Room 22'9" x 12'3" narrowing to 9'9" (6.93 x 3.73 narrowing to 2.97)

Fitted carpet. Window with blind overlooking front garden. Two central lights.

Dining Room 17'9" x 11'6" (5.41 x 3.51)

Glazed double doors through from living room. Tiled floor. Patio doors with matching glazed side panels and fitted curtains leading to the rear garden. Two wall lights.

Kitchen/Breakfast Room 17'9" x 12'6" (5.41 x 3.81)

Tiled floor. Inset ceiling lighting. Window with blind to front. Window with blind overlooking rear garden. Glazed storm doorway to garden. Range of free standing units including stainless steel with inset twin bowl sink unit, stainless steel top unit with central four ring induction hob with stainless steel backplate and stainless steel filter set into hood over. Built under indesit oven flanked by drawers and open shelving. Double base unit with timber work surface over and drawers and cupboards under. Further storage unit. Plenty of space for breakfast table and chairs.

Utility Area

Tiled floor. Space and plumbing for washing machine.

First Floor

Landing

Fitted carpet. Window to side. Access to roof storage space.

Bedroom One 11'0" x 10'3" (3.35 x 3.12)

Views to front. Blind to window. Light oak style laminate flooring. Three drawer wardrobe.

Bedroom Two 11'3" x 10'0" (3.43 x 3.05)

Measurements include range of built in bedroom furniture including space for double bed flanked by bedside chests with top cupboards over. Further range of cupboard and drawers including dressing table unit. Views over rear garden. Light oak style laminate flooring.

Bedroom Three 8'0" x 7'9" (2.44 x 2.36)

Views overlooking rear garden with blind to window. Light oak style laminate flooring. Built in base for single bed.

Bathroom

Modern suite in white comprising panelled bath, pedestal wash hand basin, low level WC and separate shower cubicle with Bristan shower. Tiled floor. Fitted mirror. Two opaque glazed windows.

Outside

Lawned front garden with tarmac driveway providing parking space for two/three cars. Good size lawned rear garden with paved terrace with access directly from the kitchen/breakfast room.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas.

Directions

From M4 Junction 34, go north on the A4119 towards Llantrisant. Go through the traffic lights and at the first roundabout turn right and at the next roundabout take the first exit. Right at the T junction and then first left under the railway bridge and up the hill, Summerfield Drive is the second turning on your left hand side. Number 4 is on your left hand side.







HARRIS & BIRT

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

