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herbert r thomas

CELEBRATING 100 YEARS
100
1926-2026

Bute Cottage Llantrisant Road, Pontyclun

Pontyclun

Offers Over £399,999

Bute Cottage Llantrisant Road

Pontyclun

Bute Cottage is a charming, updated home in Pontyclun, offering modern décor, generous space, a large plot, and excellent transport links, ideal for families and professionals

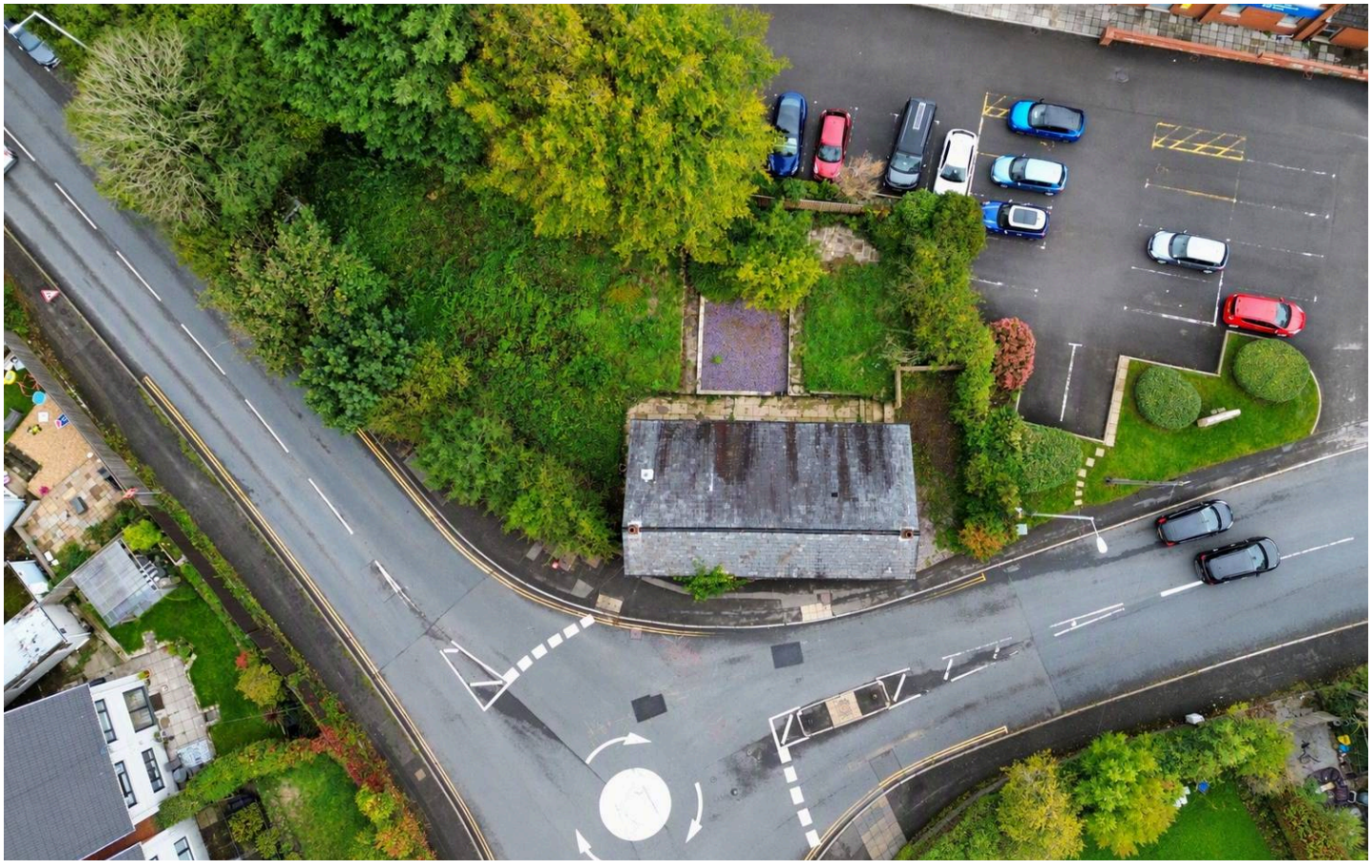
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Recently renovated throughout with modern finishes and upgraded décor
- Spacious split level lounge with two feature fireplaces and UPVC glazing
- Five bedrooms across the upper floor, each with UPVC windows
- Newly fitted family bathroom with freestanding roll-top bath and modern fixtures
- Contemporary kitchen with slate-effect flooring, grey shaker cabinetry, and feature beams
- Additional utility area plus downstairs shower room and WC
- Large rear garden with patio, and extended plot
- Off-road parking for at least two vehicles







Entering the property is a composite front door; it opens into a hallway finished with a decorative half-tiled wall, textured wallpapered walls, and a white radiator. This leads through to the main living areas, with space flowing naturally through the property.

Lounge: Newly fitted carpet, wallpapered walls, and fresh white-painted walls and ceiling. A double-glazed UPVC window overlooks the front, accompanied by a large white radiator and two feature fireplaces—one with an ornate surround and tiled finish, the other an exposed-stone style with incorporated space for media equipment.

Kitchen: A characterful and stylish kitchen fitted with slate-effect tiled flooring, grey shaker-style doors, gold-effect handles, and a feature white sink with gold mixer tap. Exposed beams, alongside two UPVC windows and a UPVC barn-style rear door overlooking the garden. Includes a feature historic bread-oven recess.

Utility Area: Continuation of the kitchen's flooring and beams, with space for both washing machine and tumble dryer. Also features an exposed stone wall and a further UPVC window.

Downstairs Shower Room: A fitted shower suite including decorative tiled flooring, push-button WC, small vanity unit with grey cupboard below and mixer tap, and a double shower with rainfall and rinse shower heads.

Dining Room: Following from the kitchen, the continuation of carpet, wallpapered walls, and a double-glazed UPVC bay-fronted window. Two built-in storage cupboards sit either side of the stone feature wall, with bookcases above and a stone hearth below.

Snug: A further reception room downstairs, just across from the Dining Room. A cosy room with feature fireplace and exposed stone feature wall. The room also benefits from a double-glazed UPVC window and white radiator.

Bedroom One
Newly fitted carpet, white-painted walls, UPVC window with front views, and loft access. Includes a white radiator.

Bedroom Two
Carpeted with white-painted walls, UPVC window, and white radiator.

Landing
A spacious landing with two double-glazed UPVC windows, continuation of carpet, spotlights, a white radiator, and a feature beam.

Bedroom Three
Continuation of carpet, UPVC window, white radiator, and exposed feature beams.

Bedroom Four
Carpeted with UPVC window, white radiator, and loft access with concertina-style hatch door.

Bedroom Five
Continuation of carpet, UPVC window, white radiator, and a characterful boxed feature fireplace.

Bathroom
A newly fitted bathroom featuring a freestanding roll-top bath, push-button WC, vanity sink with mixer tap and navy storage cupboard, gold-design towel radiator, and an extra storage cupboard housing the combi boiler.

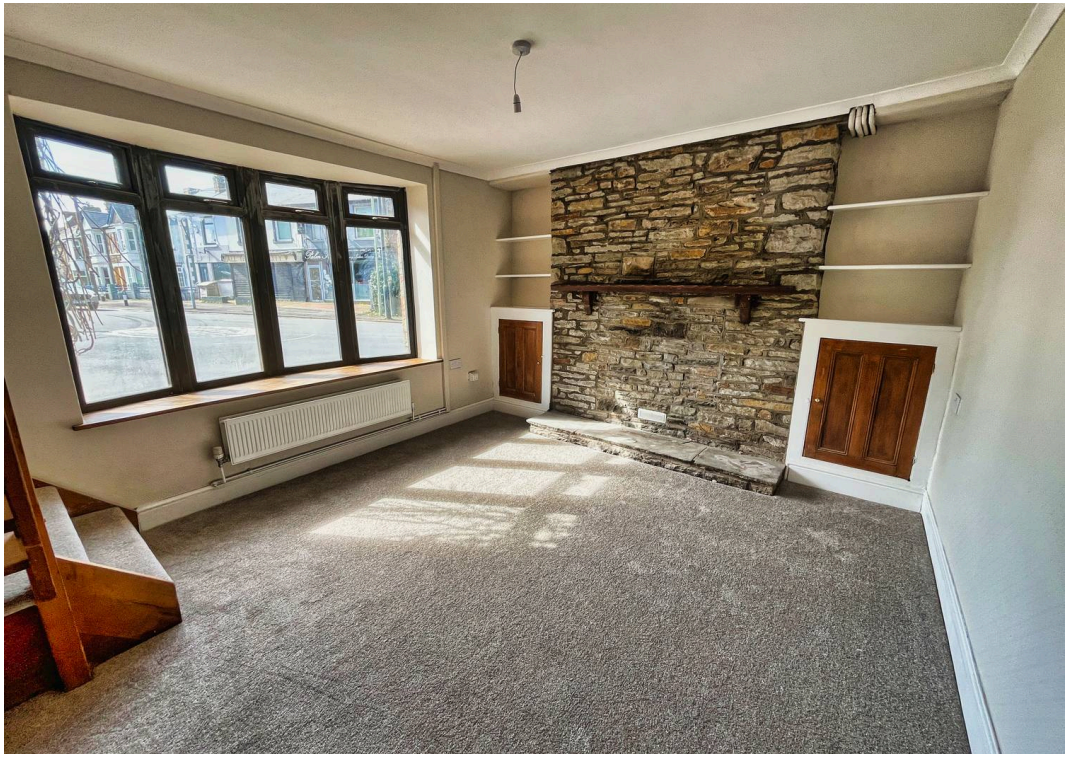
A generous rear plot featuring a decorative plum-slate area, laid patio, and large extended garden requiring some further landscaping, offering excellent potential.

Off-road parking available for at least two vehicles.

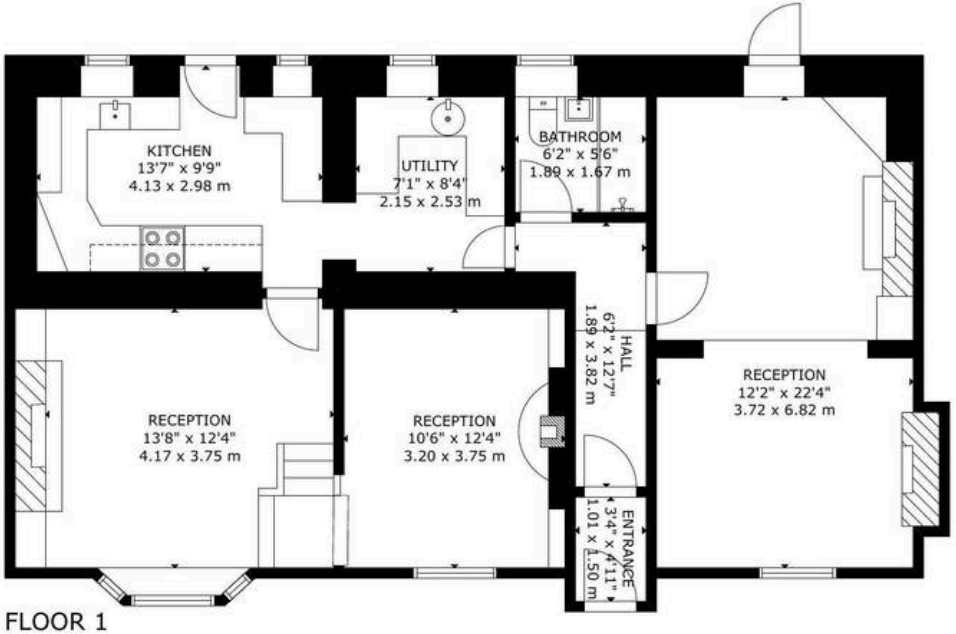




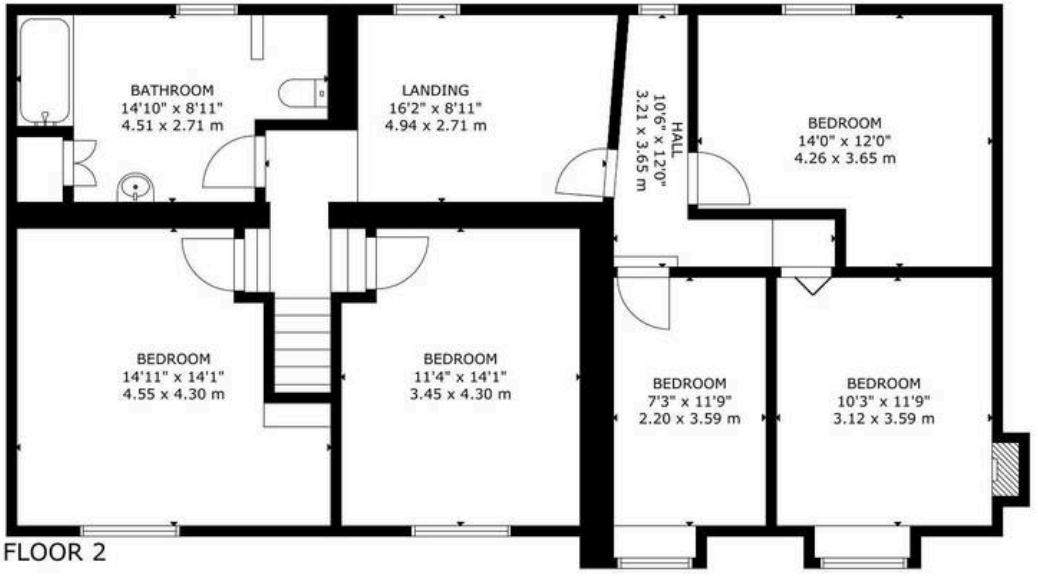








FLOOR 1



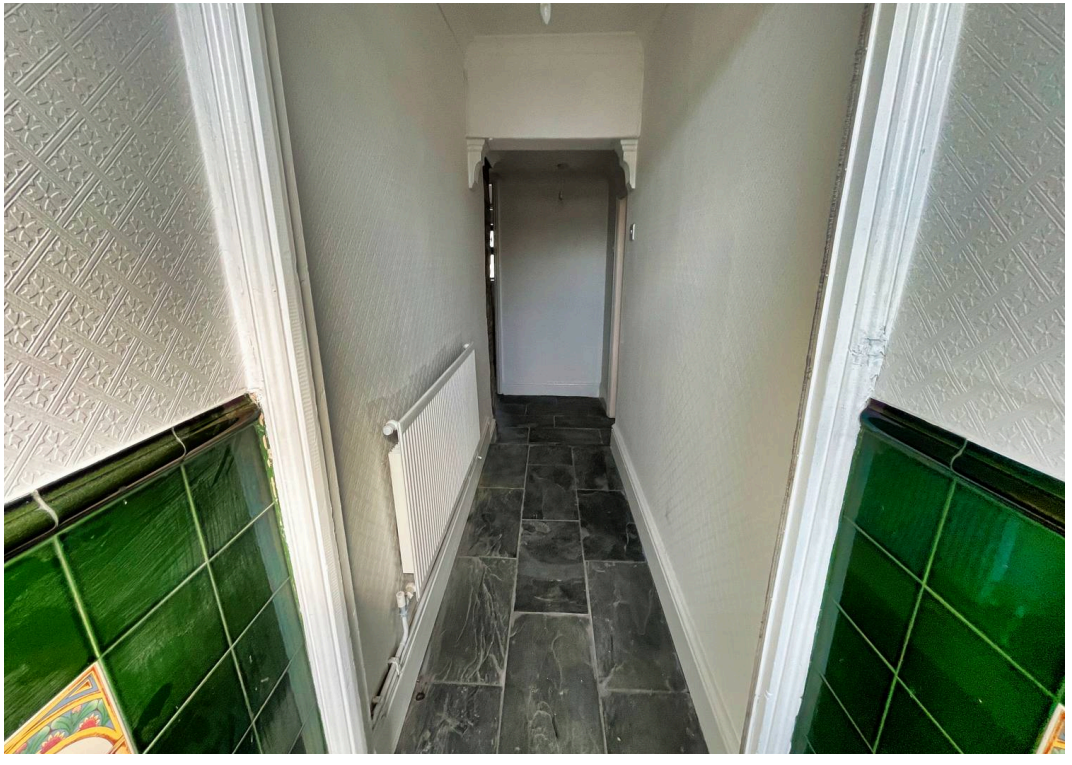
FLOOR 2

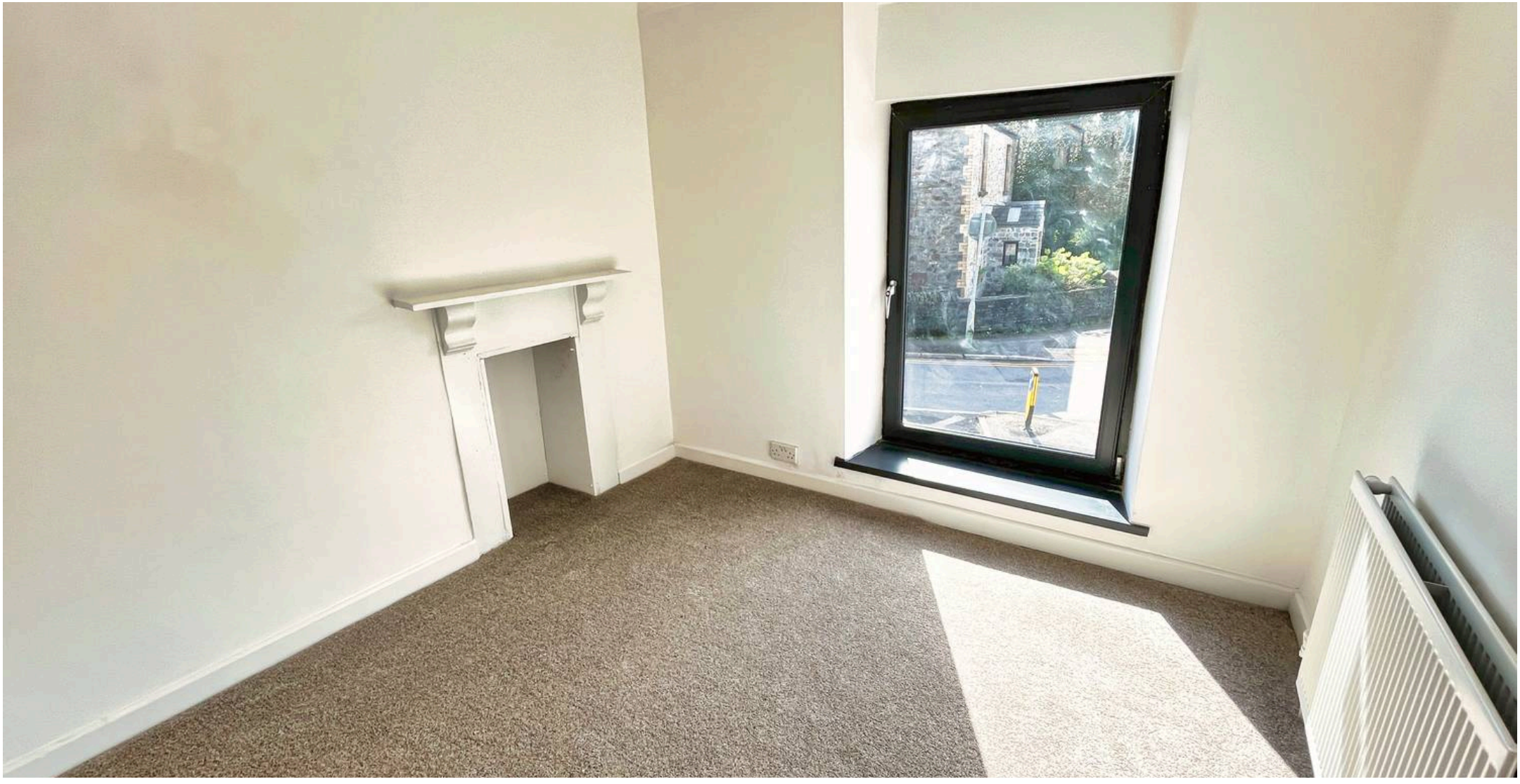
GROSS INTERNAL AREA
TOTAL: 197 m²/2,123 sq.ft
FLOOR 1: 91 m²/983 sq.ft, FLOOR 2: 106 m²/1,140 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY











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