



103 Talbot Road Talbot Green CF72 8AE www.3EA.uk mail@3EA.uk Tel: 01443 85 33 33 Fax: 01443 800 565



3 Beds, Cottage, Freehold, £279,950

James Terrace

Three Estate Agents Talbot Green are delighted to present this beautifully presented three-bedroom terraced property, situated in the highly sought-after location of Cross Inn, Llantrisant.

Features

- COTTAGE
- THREE DOUBLE BEDROOMS
- LOUNGE/DINER
- OFF ROAD PARKING
- REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Three Estate Agents Talbot Green are delighted to present this beautifully presented three-bedroom terraced property, situated in the highly sought-after location of Cross Inn, Llantrisant.

This stunning home offers a perfect blend of character, comfort, and practicality, making it an ideal choice for families or first-time buyers.

Upon entering the property, you are welcomed by an inviting entrance hallway with elegant ceramic tiled flooring, seamlessly leading to the main living areas.

The spacious lounge-diner is a true highlight, featuring a cozy fireplace, dual-aspect windows that bathe the room in natural light, and plush carpeting underfoot. This room provides the perfect space for relaxation and entertaining.

The ground floor is completed by a modern fitted kitchen, boasting sleek ceramic tiled flooring and walls, integrated appliances, and ample storage and preparation space.

Upstairs, the property offers three well-proportioned bedrooms, all carpeted for comfort. One bedroom benefits from fitted wardrobes, providing additional storage.

The family bathroom is both spacious and contemporary, featuring a luxurious walk-in shower, a large bathtub and ceramic tiled walls.

Outside, the property continues to impress with a low-maintenance front courtyard and a tiered rear garden. The south facing rear garden features two levels of decking, perfect for outdoor dining and relaxation, and a third tier finished with decorative chippings, complete with a garden shed for additional storage.

The property also benefits from two off-road parking spaces, providing convenience and peace of mind.

This property is a must-





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

