



**Cross Inn Road, Llantrisant Pontyclun CF72 8AY**



**welcome to**

## **Cross Inn Road, Llantrisant Pontyclun**

We're excited to offer for sale this tasteful home, including bespoke finishes and a perfect internal layout. A Stunning Period Style End Of Terrace House, With Impressive Rear Extension And Numerous Recent Upgrades!

### **Entrance Hallway**

#### **Lounge**

20' 9" x 9' 9" ( 6.32m x 2.97m )

Larger than average lounge dining room . Window to front , two ceiling and wall lights Feature fireplace. Parquet wooden flooring , double doors opening onto the kitchen , stairs to first floor

sandstone patio area leading to a large laid to lawn area.

### **Parking Space**

### **Kitchen**

13' 6" x 9' 6" ( 4.11m x 2.90m )

Part of the extension. Window to rear and doors opening onto the South Facing Garden. Recently installed with modern matching wall and base units with granite worktop over, sink, Double Oven and Grill. Induction Hob with extractor over and space for appliances . Tiled Flooring , room for dining

### **First Floor Landing**

Doors to all room

### **Bathroom**

Window to side. Recently renovated and comprises of a free standing bath , walk in shower, Low level wc, pedestal wash hand basin and sink . Built in airing cupboard.

### **Bedroom One**

13' 4" max x 10' 4" ( 4.06m max x 3.15m )

Window to front. A good sized double room with space for wardrobes

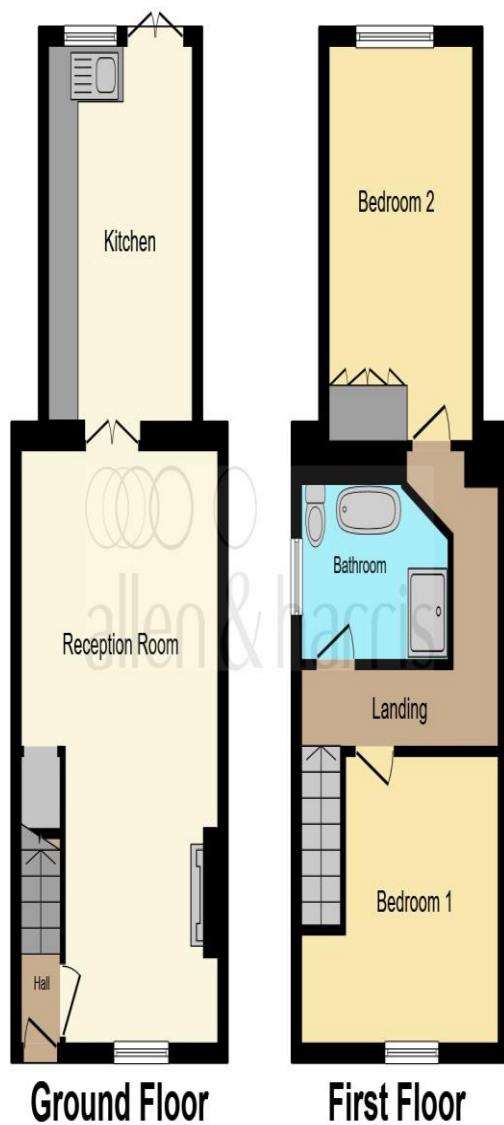
### **Bedroom Two**

13' 6" x 9' 6" ( 4.11m x 2.90m )

Window to rear , another good sized double bedroom

### **Rear Garden**

A low maintenance South Facing larger than average garden enclosed by fencing , Indian



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Cross Inn Road,**

**Llantrisant Pontyclun**

- Recently renovated to a high standard throughout
- Double storey extension
- One Parking Space
- Larger than average rear low maintenance South Facing Garden
- Modern Kitchen Dining room

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£245,000**



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Property Ref:  
TBG110260 - 0008

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