



**Taff Cottages, Cross Inn Pontyclun CF72 8PS**



**welcome to**

## **Taff Cottages, Cross Inn Pontyclun**

Set On An Envable Corner Plot With Generous Rear Gardens Laid Mainly To Lawn, Is This Stunning End Of Terrace House, Full Of Character And Charm.

### **Entrance Hall**

Via front door, obscure window to front aspect, doors to all rooms

### **Reception Room One**

Double glazed window to rear aspect, door to rear garden, wooden floors, woodburning stove, open to kitchen/diner and stairs to first floor

### **Kitchen/Diner**

25' 10" into recept room x 14' 11" widest ( 7.87m into recept room x 4.55m widest )

Range of wall and base units, work surfaces, stainless steel sink and drainer, oven and hob with cooker hood over, fridge/freezer. original floorboards, obscure window to side, open to reception room one

### **Reception Room Two/Study**

14' 2" widest x 6' 6" widest ( 4.32m widest x 1.98m widest )  
Two double glazed windows, radiator

### **Utility Room**

9' 4" widest x 7' 1" widest ( 2.84m widest x 2.16m widest )

### **Ground Floor W/C**

Comprising low level w/c, vanity wash basin, cupboard housing gas boiler

### **First Floor Landing**

Stairs from ground floor, double glazed window, loft access, doors to all rooms

### **Bedroom One**

16' widest x 12' widest ( 4.88m widest x 3.66m widest )  
Two double glazed windows, radiator, built in wardrobes and storage

### **Bedroom Two**

9' 4" widest x 8' 10" widest ( 2.84m widest x 2.69m widest )

Double glazed window, radiator, wooden floorboards

### **Bathroom**

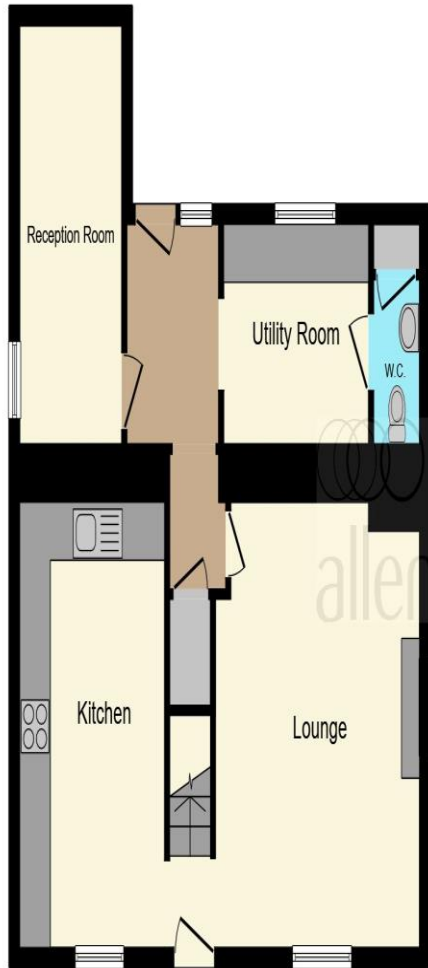
Four piece suite comprising; Bath, shower, vanity wash basin, low level w/c. Obscure window and heated towel rail

### **Rear Gardens**

Laid partly to lawn, paved seating area, garden pond and water feature, flowed beds, greenhouse and garden shed

### **Driveway**

Off street parking to side (note there is a neighbour with right of access across the driveway). Access to house via a private road, fee is £100 per annum



**Ground Floor**



**First Floor**

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)



**welcome to**  
**Taff Cottages,**  
**Cross Inn Pontyclun**

- A Characterful End Of Terrace Cottage
- Exceptional Rear Gardens, Laid Mainly To Lawn
- Driveway To Side
- Two Reception Rooms
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

offers over  
**£270,000**



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Property Ref:  
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