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herbert r thomas

6 Cross Inn Road
Llantrisant, Pontyclun

CF72 8AY

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Guide Price £215,000

A characterful, two double bedroom, stone fronted, mid-terrace cottage that has been beautifully styled to a high standard with easy access to Llantrisant Village, Talbot Green, Pontyclun and M4 corridor.

Viewing highly advised

An excellently presented, characterful, stone fronted cottage that has been modernised throughout

Accommodation comprises an entrance hall with store cupboard off, open plan living/dining room with wood burner, bespoke fitted kitchen/breakfast area, WC, two double bedrooms, well-appointed bathroom and usable attic room

Landscaped rear garden enjoying a favourable southerly aspect

Great connectivity to Llantrisant Village, Talbot Green, M4 corridor and Pontyclun





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Composite front door to ENTRANCE HALL (3' x 9'7"), pendant ceiling light and access to storage CUPBOARD (6'9" x 3'1"). Decorative glazed door to sizable LIVING/DINING ROOM. Dining room (11'3" x 9'11"), timber floor, pendant light, large window to front elevation and original stone fireplace with flagstone hearth, mantle flanked by open shelving to both sides. Wide opening to LIVING ROOM (10'9" x 15'1" max), wooden floor continues, central pendant ceiling light, quarter turn

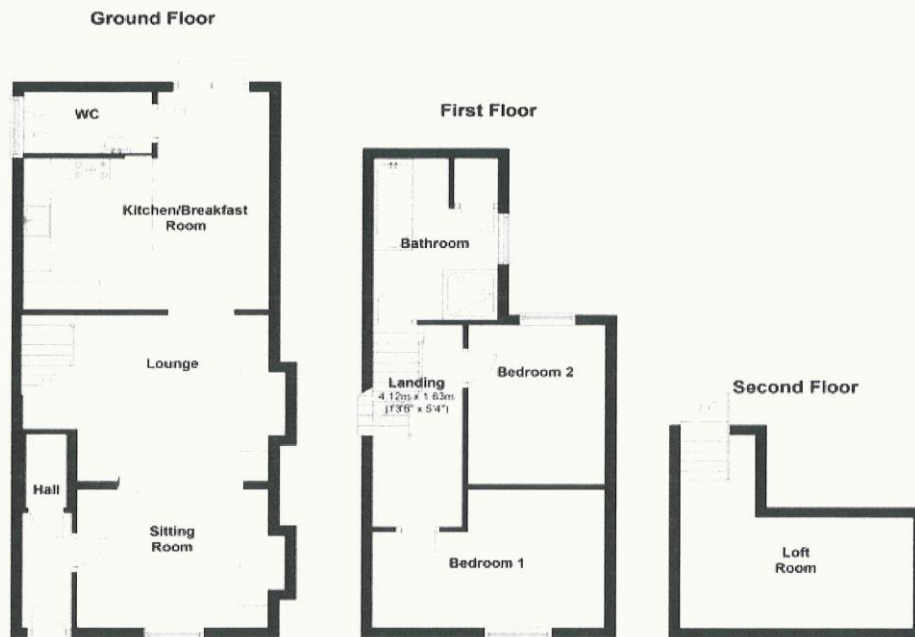
stairs rising to first floor and an impressive, feature, exposed stone fireplace with inset wood burner and flagstone hearth. KITCHEN/BREAKFAST/SITTING AREA (15'1" max x 16'8" max), bespoke kitchen, (8'4" X 10'10"), flagstone floor, ceiling light, painted solid wood base and wall mounted units, 'butchers block' style countertop, Belfast sink, provision for plumbed white goods and fridge freezer, 'Leisure' range style oven with gas hob over. Breakfast/living space, flagstone floor, LED spotlights to ceiling and a pair of glazed French doors opening to the courtyard style rear garden. WC (2'9" x 4'11"), ceiling light, frosted window to side, flagstone floor, low-level WC and ceramic wash hand basin.

Fully carpeted first floor LANDING (5'3" x 13'6" max), LED spotlights, painted timber stairs to second floor landing and attic room. BEDROOM 1 (7'8" x 13'10"), exposed timber floorboards, spotlights, original beam, feature fireplace and large window to the front elevation. BEDROOM 2 (9'6" x 11'5"), timber floor, LED spotlights and large window overlooking the rear garden. FAMILY BATHROOM (9'8" x 7'10"), tiled floor, subway tiling to dado height, four-piece suite comprising a freestanding roll top bath, WC, wash basin and fully tiled walk-in rainfall shower enclosure (mains fed). Frosted window to the side and boiler cupboard housing the 'Worcester' combination boiler.

Second floor LANDING (4'3" x 3'1"), pitched ceiling, spotlight, timber effect floor to ATTIC ROOM (10'9" x 10'6") original beams, LED spotlights, Velux roof lights and eaves storage.

Gated entrance to the front rises to a natural stone walled, paved courtyard.

The rear garden has a favourable South Westerly aspect offering a sizable paved terrace, store and steps rising to a decked seating area.





Directions

From Junction 34 of the M4 travel north along the dual carriageway sign posted Llantrisant. Pass through two sets of traffic lights. At the roundabout take the third exit. The next two roundabouts take the second exit onto Main Road and continue around the bend (under the bridge) onto Cross Inn Road where No.6 will be on your left hand side as indicated by our 'For Sale' board nearing the top of the road.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band C
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

