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herbert r thomas

3 Cross Inn Road
Pontyclun, Llantrisant, CF72
8AY

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Asking price **£199,995**

A charming two bedroom mid-terrace home situated in the picturesque village of Llantrisant. Offering a blend of character and modern touches, this property is perfect for first-time buyers, small families, or those looking to downsize.

Charming character cottage

2 double bedrooms

Off road parking

Kitchen dining space

Downstairs toilet

Low maintenance courtyard garden





As you step through the white Upvc front door, you are welcomed into a bright ENTRANCE HALLWAY with light maple-effect flooring and white painted walls. This leads into the inviting front LOUNGE, where two feature fireplaces and a charming stained-glass window create a cosy, yet elegant space. Natural light floods in through the double-glazed window, while convenient under-stair storage provides extra practicality. The spacious KITCHEN and DINING AREA is a fantastic space for entertaining, featuring ample room for a dining or breakfast table, white fitted units with both low-level and high-level storage, electric oven & hob with space for a dishwasher and washing machine, spot-lighting and panelled ceiling. Beyond the

kitchen, a small UTILITY SPACE that leads to a convenient downstairs WC.

Staircase with grey fitted carpet leads to the LANDING, where you will find; BEDROOM ONE, a spacious double bedroom with beautiful, exposed floorboards, a dark blue feature wall, and a double-glazed Upvc window. BEDROOM TWO, another generous double bedroom featuring soft grey carpet and white-painted walls. The thoughtfully designed BATHROOM offers rustic painted floorboards, white half-tiled walls, a full-size bath, sink, and toilet, plus a storage cupboard housing a 'Worcester' combination boiler.

Step outside to a private, south-facing rear garden, perfect for enjoying sunny days. The patio, dining area creates an ideal space for alfresco dining or relaxing with friends and family. The property also boasts off road parking. This charming property offers a perfect mix of character and modern comfort, making it an excellent choice for anyone looking a village location.

AWAITING FLOORPLANS





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.3 will be on your left-hand side as indicated by our 'For Sale' board nearing the top of the road.

What3words: shook.stray.reveal

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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