



3 Beds, Detached, Freehold, £315,000

Cottesmore Way

3EA - Three Estate Agents Talbot Green are delighted to present this beautifully extended three-bedroom detached home with an integral garage, situated in the highly sought-after area of Cross Inn, Llantrisant.

Features

- DETACHED
- EXTENDED
- GARAGE

- NEW KITCHEN/DINER
- OFF ROAD PARKING

3EA â€” Three Estate Agents Talbot Green are delighted to present this beautifully extended three-bedroom detached home with an integral garage, situated in the highly sought-after area of Cross Inn, Llantrisant.

Upon entering, you are welcomed by a spacious hallway leading to a convenient ground-floor W/C.

The lounge features stylish laminate flooring and an open-plan staircase.

To the rear, a newly fitted modern kitchen/diner has been extended to maximize space and functionality. This stunning area boasts ample storage, integrated appliances, sleek laminate flooring, and French doors that open to the rear garden, seamlessly connecting indoor and outdoor living.

First Floor

The upper level offers three well-proportioned bedrooms, all with laminate flooring, and a newly fitted, contemporary family bathroom.

Outdoor Space

The front of the property benefits from a private driveway leading to the integral garage, along with a lawned area complemented by mature shrubs.

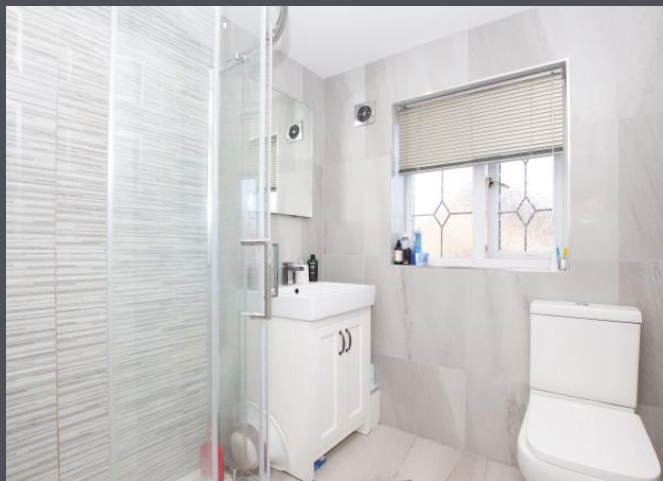
The rear garden provides a generous patio area, perfect for entertaining, with the remainder laid to lawn, offering additional outdoor space to enjoy.

Prime Location

Situated in a highly desirable area, this home offers the perfect blend of modern living and convenience. Donâ€™t miss outâ€”call today to arrange your viewing!







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

