



2 Beds, Semi-Detached, Freehold, £195,000

Larch Drive, Cross Inn

Three Estate Agents Talbot Green are delighted to offer to the market this well presented two bedroom semi-detached property, situated in the ever popular Cross Inn area of Llantrisant.

Features

- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- NEW CARPETING
- RECENTLY DECORATED
- SOUGHT AFTER LOCATION
- CLOSE TO J34 OF THE M4



103 Talbot Road Talbot Green CF72 8AE www.3EA.uk mail@3EA.uk Tel: 01443 85 33 33 Fax: 01443 800 565

Three Estate Agents Talbot Green are delighted to offer to the market this well presented two bedroom semi-detached property, situated in the ever popular Cross Inn area of Llantrisant.

The accommodation briefly comprises an entrance hallway leading into a lounge, complete with newly fitted carpeting.

To the rear of the property is a bright and airy open-plan kitchen/dining room, featuring wall and base units, ceramic tiled flooring, tiled splashbacks, and ample space for a dining table and chairs.

To the first floor are two double bedrooms, both benefiting from newly fitted flooring.

Completing the internal accommodation is a modern family bathroom, fitted with a bath with shower over and tiled splashbacks.

Externally, the property enjoys a front garden laid to lawn with mature shrubs, together with a driveway providing off-road parking to the side. The rear garden offers excellent outdoor space, including a large patio area, a raised lawn, and an additional patio seating area—ideal for entertaining or relaxing.

This property would make an ideal purchase for first-time buyers, investors, or those looking to downsize.

To arrange a viewing or for further information, please contact Three Estate Agents Talbot Green today.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

