



# hrt

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Kimlar, Main Road  
Cross Inn, Pontyclun, CF72  
8AZ

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# Kimlar

Asking price **£318,000**

Kimlar House is a well-presented and spacious family home offering modern interiors and ample storage throughout. This property provides comfortable living across multiple levels, with thoughtful design and contemporary finishes.

- Large four bedroom home
- Beautifully presented accommodation throughout
- Off road parking to front and rear
- Modern fitted bathroom
- Convenient location, close to M4 and local amenities
- Shaker style kitchen
- Spacious family home
- Lounge/dining room with separate kitchen off
- Viewings recommended





Upon entering, a UPVC sliding door leads into a practical porch area; ideal for coats and shoe storage. A second Upvc frosted glass door opens into the main HALLWAY, featuring stylish grey wooden laminate flooring, crisp white-painted walls and ceiling. The hallway provides access to the staircase, understairs storage, and the main living areas. The LOUNGE is a bright and spacious area, accessed via a wooden glazed door. It boasts a continuation of the sleek laminate flooring, modern painted walls, and a feature fireplace with a gas fire. A large double-glazed Upvc window with fitted blinds allows natural light to flood the room. Leading from the lounge, the DINING ROOM offers a seamless flow with matching flooring and decor. Double-glazed Upvc doors with fitted blinds open into a small UTILITY/ STORAGE area, which features a tiled floor and Upvc windows. A Upvc door provides convenient access to the rear garden. The

KITCHEN is a great, modern space, fitted with a contemporary 'Shaker' style design complemented by stylish metal handles. It features a high-quality 'Neff' induction hob, an integrated oven and microwave, space for a freestanding fridge freezer, and an integrated dishwasher. Additionally, there is a designated area for a washing machine. A double-glazed Upvc window and modern light fittings complete this well-equipped space.

First floor staircase fitted with a soft grey carpet leads to the first floor LANDING which features modern, white painted walls and stylish light fittings. A contemporary BATHROOM, features an integrated bath with modern tap fittings, a waterfall shower, WC and a basin with fitted cupboards and a black modern towel rail. The spacious PRINCIPLE BEDROOM features a grey fitted carpet, modern white painted walls, and

built-in sliding wardrobes in a sleek grey finish. A Upvc window offers delightful views across the surrounding area. BEDROOM TWO features grey carpets, grey-painted walls, and a Upvc window with fitted blinds. A built-in sliding door cupboard houses the 'Worcester' boiler.

A further staircase leads to the second floor, which is also carpeted and benefits from a double glazed Upvc window with fitted blinds. BEDROOM THREE/ OFFICE, a well-sized double room with space for an office desk and storage. The room includes a double-glazed Upvc window and access to a convenient EN-SUITE SHOWER ROOM fitted with a modern WC, compact wash hand basin, chrome towel rail, and a contemporary shower with a waterfall and rinse function. BEDROOM FOUR is currently used as an office; this room continues the home's modern aesthetic with grey fitted carpet, white-painted walls, a double-glazed Upvc window and fitted blinds.

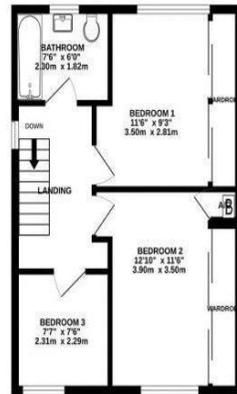
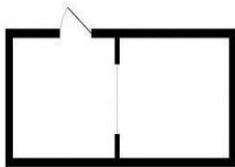
To the front of the property, there is a small enclosed gravel garden, dedicated parking area and GARAGE. The rear garden is thoughtfully designed with steps leading to a decked area.

BASEMENT  
146 sq.ft. (13.6 sq.m.) approx.

GROUND FLOOR  
513 sq.ft. (47.7 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

2ND FLOOR  
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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 straight on passing 'The Cross Inn' public house on your right hand side continue for a short distance where Kimlar will be on your right hand side. What3words: slept.marshes.encoded

### 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		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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