



Kimlar Main Road, Cross Inn, CF72 8AZ

Rhondda Cynon Taff

Kimlar

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.encodeds

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

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Kimlar

uPVC sliding door leads into a practical porch; ideal for coats and shoe storage. A second frosted glass door opens into the HALLWAY, featuring stylish grey wooden laminate flooring, crisp white-painted walls and ceiling, staircase, understairs storage, and access to the main living areas. The LOUNGE is a bright and spacious area, with a continuation of the sleek laminate flooring, a feature fireplace with a gas fire and large double-glazed window with fitted blinds.

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 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 window and modern light fittings complete this well-equipped space.

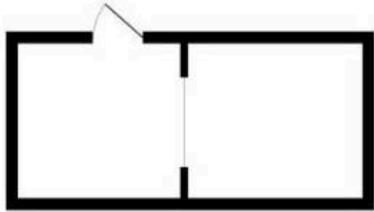
First floor staircase fitted with carpet leads to the first floor LANDING. A contemporary BATHROOM, features an integrated bath with modern tap fittings, a waterfall shower, WC and a basin with fitted cupboards and a black modern towel rail. The spacious PRINCIPLE BEDROOM features a grey fitted carpet, and built-in sliding wardrobes in a sleek grey finish and window offering delightful views across the surrounding area. BEDROOM TWO features grey carpets, and a 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 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 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 homes modern aesthetic with grey fitted carpet, a double-glazed window and fitted blinds.

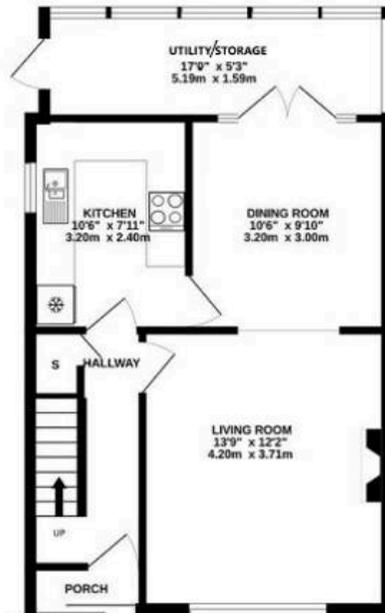
To the front of the property, there is a small enclosed gravel garden, dedicated parking area and GARAGE. The rear garden is thoughtfully designed with steps leading to a decked area.



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



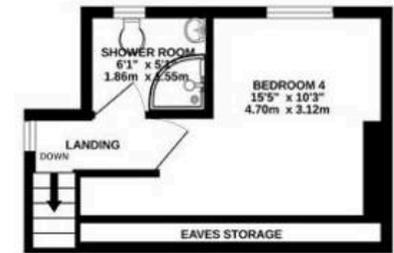
GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



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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