



103 Talbot Road Talbot Green CF72 8AE    [www.3EA.uk](http://www.3EA.uk)    [mail@3EA.uk](mailto:mail@3EA.uk)    Tel: 01443 85 33 33 Fax: 01443 800 565



## 2 Beds, Semi-Detached, Freehold, £207,000

### Cottesmore Way

Three Estate Agents Talbot Green are delighted to offer to the market this beautifully presented two-bedroom semi-detached property, located in the highly sought-after area of Cross Inn, Llantrisant.

### Features

- EXTENDED
- KITCHEN/DINER
- OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES



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The accommodation briefly comprises an entrance hall leading to a spacious lounge featuring laminate flooring and an attractive wood-clad feature wall.

To the rear, there is a modern fitted kitchen with ceramic tile-effect flooring, tiled splashbacks, and ample storage units, including an integrated oven, hob, and extractor hood. A useful utility area/breakfast bar is also located to the rear, offering additional functionality.

Upstairs, the property offers two well-proportioned bedrooms, both with fitted carpets, along with a family bathroom featuring a vanity unit with wash basin and a shower over an L-shaped bath.

Externally, the property benefits from a front garden laid to lawn and a driveway providing off-road parking. To the rear, there is a decked seating area and a lawned garden, perfect for outdoor relaxation and entertaining.

This property is ideal for first-time buyers, investors, or those looking to downsize.

To arrange a viewing, please contact Three Estate Agents, Talbot Green today.





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