



Kimlar Main Road, Cross Inn

Pontyclun

£318,000

# Kimlar Main Road

Cross Inn, Pontyclun

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.encodes

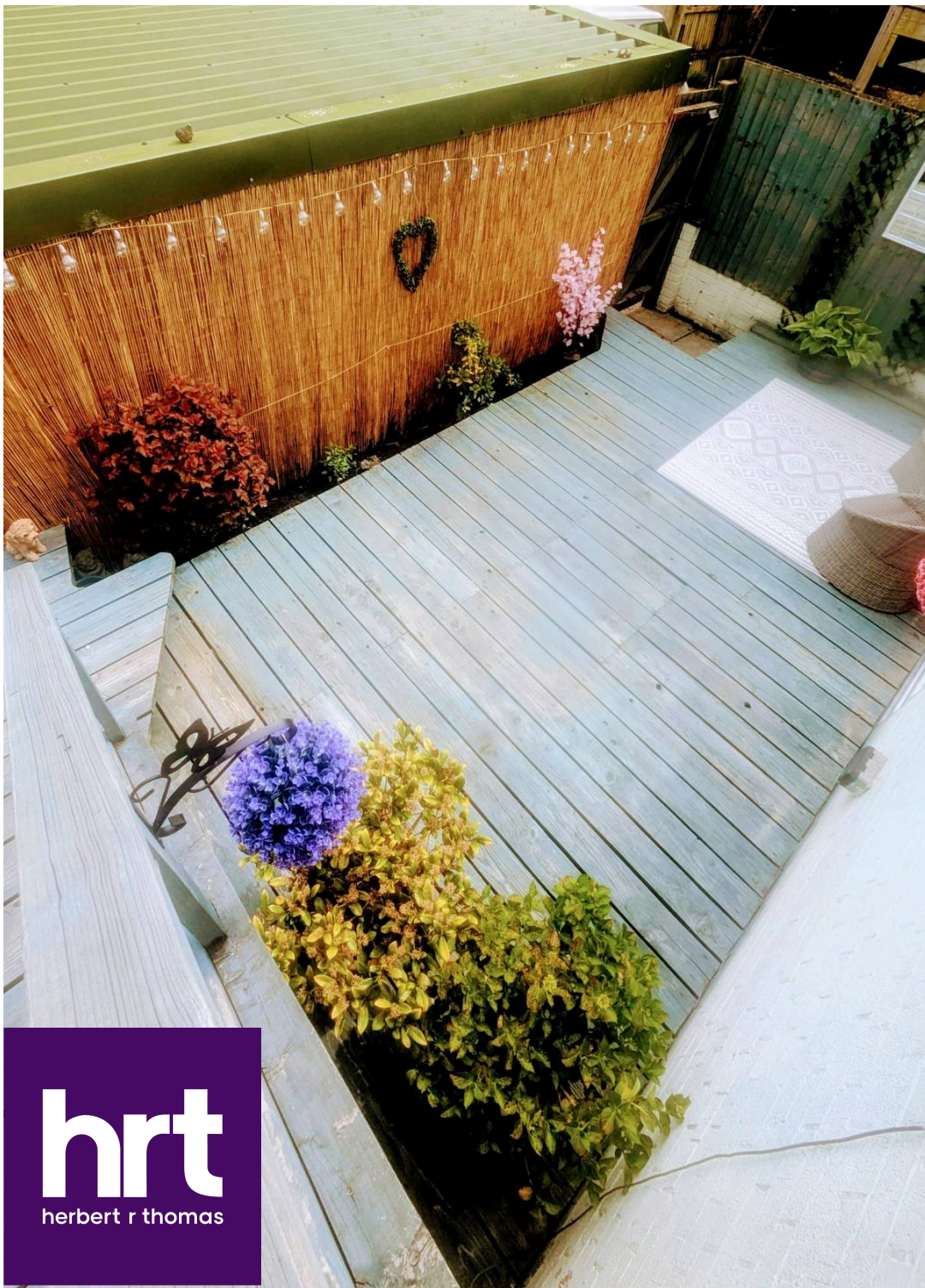
Kimlar House is a well-presented, spacious family home offering modern interiors and ample storage throughout. This property provides comfortable living with contemporary finishes.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





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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.

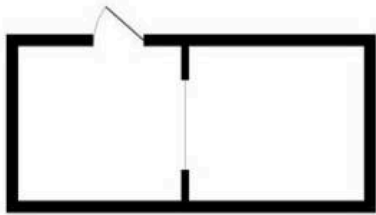
First floor staircase fitted with a soft grey carpet leads to the first floor LANDING which features modern, white painted walls and stylish light fittings.

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.

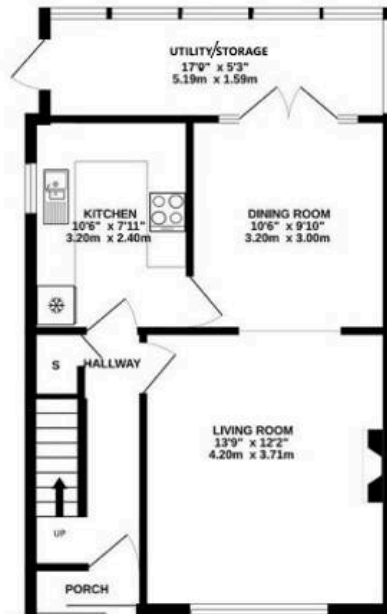
A further staircase leads to the second floor, which is also carpeted and benefits from a double glazed Upvc window with fitted blinds. BEDROOM THREE/ OFFICE, a well-sized double room with space for an office desk and



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



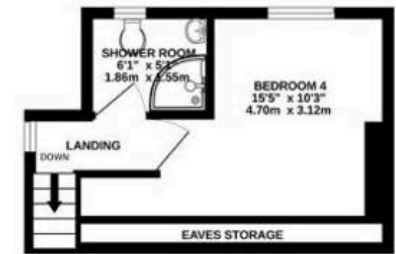
**GROUND FLOOR**  
513 sq.ft. (47.7 sq.m.) approx.



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



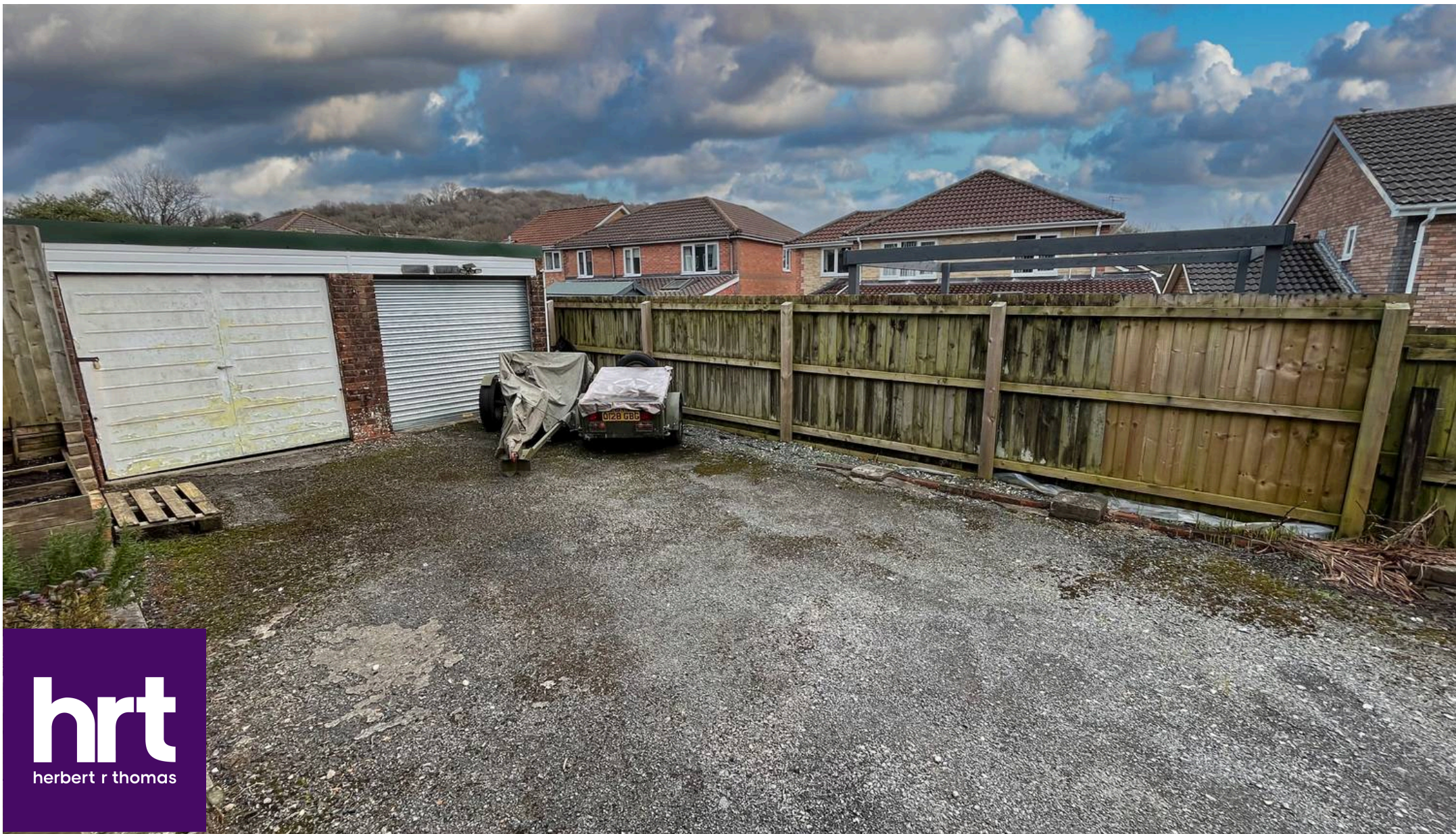
**2ND FLOOR**  
188 sq.ft. (17.5 sq.m.) approx.



**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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## Herbert R Thomas

Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • [cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com) • [www.hrt.uk.com/](http://www.hrt.uk.com/)



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