



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

Cottesmore Way, Cross Inn

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

Features

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN/DINER
- MODERN BATHROOM
- OFF ROAD PARKING
- CLOSE TO J34 OF THE M4
- SOUGHT AFTER LOCATION

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

The property briefly comprises an entrance hallway leading into a generously sized lounge featuring wooden flooring and an attractive feature fireplace, creating a warm and welcoming living space.

To the rear of the property, you will find a newly installed kitchen/diner fitted with ceramic floor tiles and tiled walls, along with an integrated oven, hob and extractor hood. French doors open directly onto the rear garden, allowing for plenty of natural light and making it an ideal space for entertaining.

To the first floor are two well-proportioned double bedrooms and a modern fitted bathroom complete with ceramic tiled flooring and walls, finished with a shower-over-bath configuration.

Externally, the property benefits from a low-maintenance front garden laid with decorative stone and artificial lawn, along with a driveway providing off-road parking. The rear garden features two decked seating areas, mature shrubs and a garden shed "perfect for outdoor relaxation."

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

Early viewing is highly recommended. Please contact us today to arrange an appointment at a time convenient for you.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

