



hrt
herbert r thomas

6 Cross Inn Road
Llantrisant, Pontyclun, ,
CF72 8AY

hrt.uk.com

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Asking price **£199,950**

A characterful, two double bedroom, stone fronted, mid-terrace cottage that has been beautifully modernised to a high standard throughout with easy access to Llantrisant Village, Talbot Green and M4 corridor.

Viewing highly advised

An excellently presented, characterful, stone fronted cottage that has been modernised throughout

Accommodation comprises an entrance hall with store cupboard off, open plan living/dining room with wood burner, bespoke fitted kitchen/breakfast area, WC, two double bedrooms, well-appointed bathroom and usable attic room

Fully landscaped rear garden with a favourable southerly aspect

Easy connectivity to Llantrisant Village, Talbot Green and M4 corridor



NOBODY GETS OUT SOBER



A characterful, two double bedroom, stone fronted, mid-terrace cottage that has been beautifully modernised to a high standard throughout with easy access to Llantrisant Village, Talbot Green and M4 corridor.

Recently fitted composite front door to ENTRANCE HALL (3' x 9'7"), fitted pendant ceiling light, door through to sizable storage CUPBOARD (6'9" x 3'1"). Decorative glazed internal wooden door opening to sizable LIVING/ DINING ROOM. Dining room (11'3" x 9'11"), treated timber floor, pendant ceiling light, large window to front elevation and original stone fireplace with flagstone hearth, mantle open recess shelving to both sides. Wide opening through to living room (10'(" x 15'1" max), timber floor continues, central pendant ceiling light, quarter turn spindle stairs rising to first floor and an impressive, feature, exposed stone fireplace with inset wood burner and flagstone hearth. Opening through to KITCHEN/BREAKFAST/SITTING AREA (15'1" max by 16'8" max). Fitted bespoke kitchen, (8'4" X 10'10"), flagstone

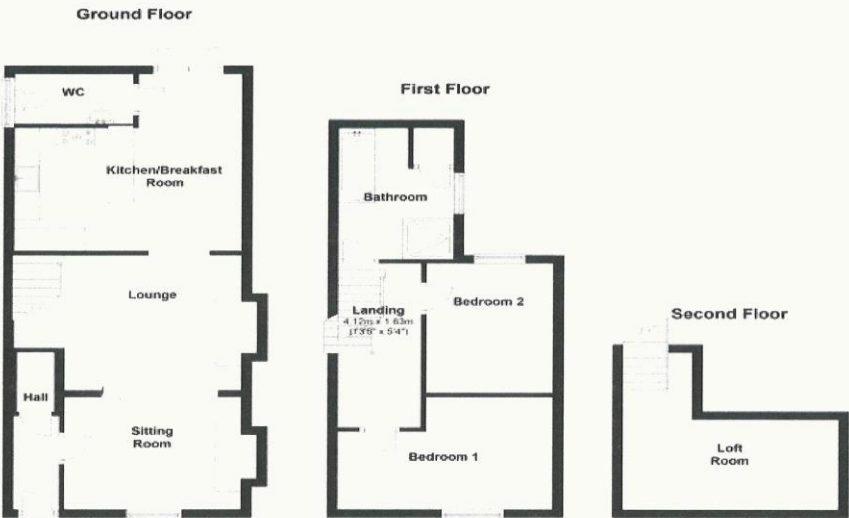
floor, pendant ceiling light, an array of quality, painted solid wood base and wall mounted units, polished 'butchers block' style countertop, inset Belfast sink, provision for plumbed white goods and fridge freezer, 'leisure' range style oven with gas hob over. Breakfast/living space, flagstone floor continues, multiple LED spotlights recess to ceiling and a pair of double glazed French doors opening to the courtyard style rear garden. WC (2'9" x 4'11"), fitted ceiling lights, frosted window to side, flagstone floor, low-level WC with matching wall mounted ceramic wash hand basin.

Fully carpeted first floor LANDING (5'3" x 13'6" max), LED spotlights to ceiling, painted timber stairs rising to second floor landing and attic room access to the following rules. BEDROOM 1 (7'8" x 13'10"), exposed timber floorboards, recess ceiling spotlights, original beam and feature fireplace and large window to the front elevation. BEDROOM 2 (9'6" x 11'5"), timber third

floor, LED spotlights to ceiling, wall mounted slim profile radiator and large window to the rear garden. FAMILY BATHROOM (9'8" 7'10"), tiled floor, subway tiling to low-level walls (dado height), four-piece suite comprising a freestanding roll top bath, WC, pedestal wash hand basin and fully tiled walk-in rainfall shower enclosure (mains fed). Additional frosted window to the side and boiler cupboard housing the 'Worcester' combination boiler.

Second floor LANDING (4'3" X 3'1"), pitched ceiling with fitted spotlight, timber effect floor running through to ATTIC ROOM (10'9" X 10'6") with a maximum head height in to pitch apex of (6'2"), exposed original beams, used storage cupboards outside, multiple LED spotlights to ceiling and Velux roof lights.

Gated entrance to the front rises to a natural stone wall, paved courtyard. The rear garden has a favourable South Westerly aspect that has been landscaped with a sizable paved lower terrace, solid construction store and steps rising to a decked seating area.





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 around the bend (under the bridge) onto Cross Inn Road where No.6 will be on your left hand side as indicated by our 'For Sale' board nearing the top of the road.

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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