



## 4 Beds, Detached, Freehold, £550,000

### Tan Yr Allt, Cross Inn

Three Estate Agents, Talbot Green, are delighted to present to the market this extended four-bedroom detached family home, ideally situated in the highly sought-after area of Cross Inn, Llantrisant.

### Features

- EXTENDED
- FOUR BEDROOM
- DETACHED
- LARGE FOUR CAR GARAGE
- LARGE REAR GARDEN
- SOUGHT AFTER LOCATION

Three Estate Agents, Talbot Green, are delighted to present to the market this extended four-bedroom detached family home, ideally situated in the highly sought-after area of Cross Inn, Llantrisant.

This substantial property offers generous living accommodation throughout and is located on a quiet cul-de-sac, perfect for families seeking both space and convenience.

Upon entering, you are welcomed by a hallway with attractive wood flooring, giving access to all principal rooms and a convenient ground floor WC.

The bright and airy lounge features matching wood flooring, a feature fireplace, and double doors that open into the dining room. From here, patio doors lead into the impressive conservatory, providing a seamless flow of living space.

To the rear of the property lies the modern kitchen/diner, fitted with an extensive range of wall and base units, complemented by ceramic tiled flooring and a skylight that floods the room with natural light. A separate utility room, generous in size, sits adjacent to the kitchen.

The conservatory, finished with tiled flooring and French doors opening onto the garden, offers an ideal space to relax while enjoying views of the landscaped rear garden.

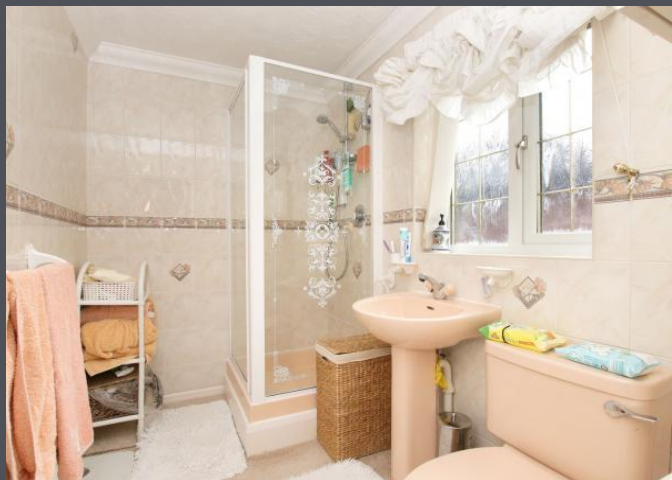
Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom is currently configured with bedroom four as a walk-in wardrobe but can easily be returned to its original layout. The master also benefits from an en-suite shower room.

Bedrooms two and three are both finished with fitted carpets, and the family bathroom completes the first floor with ceramic wall tiles and a shower-over-bath arrangement.

Externally, this home cont









| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

