



**4 COOPERS WAY**  
PONTYCLUN, CF72 8LZ

**£240,000**  
**FREEHOLD**

Three bedroom Semi Detached property situated in Cross Inn, Llantrisant. Easy access to M4 motorway and close to local schools and transport





## 4 COOPERS WAY

- 3 bedrooms, semi-detached house
- Off-road parking available
- Located in Cross Inn, Llantrisant
- Easy access to M4 motorway
- Close to schools and transport
- Spacious lounge area
- Kitchen/diner with modern fittings
- Enclosed rear garden
- Double glazed windows
- Gas central heating system



Nestled in the charming area of Cross Inn, Pontyclun, this delightful three-bedroom house on Coopers Way offers a perfect blend of comfort and convenience. Built in 1997, the property spans approximately 700 square feet and is designed to cater to modern living.

Upon entering, you are welcomed by entrance hallway that leads to a cosy lounge. The well-appointed kitchen/diner provides a wonderful space for family meals and gatherings, making it the heart of the home. The first-floor bathroom is conveniently located, serving three bedrooms, each offering natural light.

This property is perfect for families or individuals seeking a peaceful yet accessible location. It presents an excellent opportunity for those looking to settle in a friendly community. Coopers Way is well-positioned, providing easy access to local amenities and transport links, ensuring that everything you need is within reach.

In summary, this charming house is a wonderful opportunity for anyone looking to make a home in Llantrisant with its appealing features and prime location, it is sure to attract interest.

### Living Room

This living room offers a welcoming and spacious area, with warm wooden flooring and a large window that fills the room with natural light. A charming fireplace with a wooden mantle serves as a focal point,

surrounded by comfortable seating, creating a cosy space for relaxing or entertaining guests.

### Kitchen / Diner

The kitchen and dining area is well-equipped with wooden cabinetry and tiled flooring, presenting a practical and functional space. There is a freestanding cooker and white appliances including a fridge, washing machine, and tumble dryer. A window above the sink and French doors allow plenty of natural daylight, while the tiled splashbacks add a traditional touch.

### Bathroom

This bathroom features a straightforward and practical design, with white tiled walls around the bath and a wooden-effect floor. The suite includes a bath with shower, a toilet, and a pedestal sink. A window above the toilet brings in natural light, enhancing the bright and airy feel of the space.

### Bedroom 1

This bedroom is a comfortable and inviting space, with wooden flooring and cream walls creating a neutral backdrop. A double bed sits beneath a window framed with light curtains, and there is a free-standing mirror and various chairs adding character and practicality to the room.

### Bedroom 2

A smaller bedroom with wooden flooring and cream walls, this room benefits from natural light through a window dressed with deep red curtains. The room is

currently used for storage, but offers flexibility for various uses.

### Bedroom 3

This third bedroom is a bright and airy single room featuring wooden flooring and neutral walls. A window dressed with grey curtains overlooks the rear garden. There is a single bed and a desk, offering a versatile space that could suit a study or guest room.

### Landing

A simple landing area at the top of the stairs, carpeted in a dark tone and featuring a window that allows daylight to filter through. The stair railing is painted white, complementing the neutral decor and providing access to the bedrooms and bathroom upstairs.

### Rear Garden

The rear garden offers a delightful outdoor space with a paved patio area perfect for seating and entertaining, leading up to a raised lawn bordered by fencing and mature shrubs. The garden enjoys privacy and sunshine, making it a lovely spot for relaxing outdoors.

### Front Exterior

The front exterior shows a well-maintained semi-detached home set within a quiet residential cul-de-sac. The property benefits from driveway parking and a small front garden area with steps leading up to the entrance door.

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### ADDITIONAL INFORMATION

**Local Authority –**

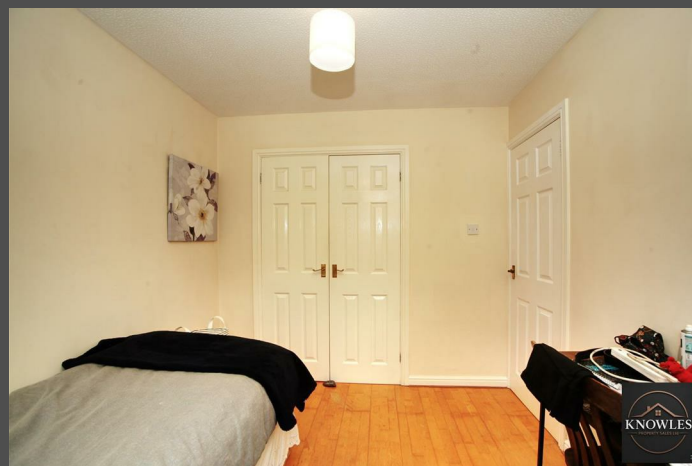
**Council Tax –** Band C

**Viewings –** By Appointment Only

**Floor Area –** 699.66 sq ft

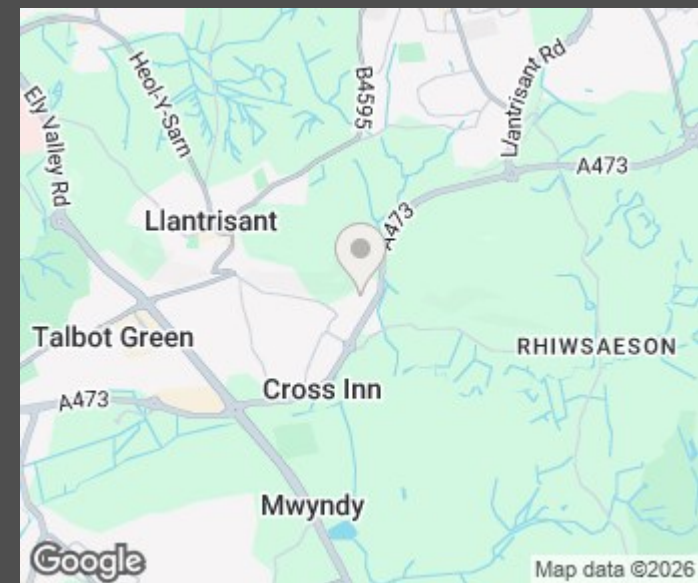
**Tenure –** Freehold

**EPC Rating –** C





Whilst every attempt was made to accurately portray the floor plan of this property, no responsibility is taken for any error. Measurements of rooms, windows, doors and other items may be inaccurate as the floor plan is an illustration.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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