



Brookfield House Maes Yr Haul Crossing, Cross Inn Pontyclun

offers in the region of **£650,000** Freehold



## Brookfield House Maes Yr Haul Crossing, Cross Inn Pontyclun

Pa Black are delighted to present to the market this substantial and imposing Five bedroom detached family residence. The property is accessed via a gated entrance and is set back within a large low maintenance open plan front garden with driveway and a detached double garage. The large rear garden has various decked areas with the rest being mostly laid to lawn, ideal for entertaining and children's activities as well as featuring an outdoor heated swimming pool.

Internally the property boasts a spacious versatile accommodation throughout with the ground floor comprising of a welcoming entrance hall with open staircase and feature lighting, doors to Lounge with access to conservatory, kitchen breakfast room with a separate utility room, dining room, study, gym and cloakroom. To the first floor a gallery landing with doors to all five bedrooms, two of which benefit from en suite facilities and family bathroom.

Located in the highly sought after area of Cross Inn with J34 of the M4 and A470 just a short drive away offering excellent commuting to Cardiff, Bristol, Newport and Swansea, whilst also being within easy reach to local railway station in Pontyclun, providing daily journeys to Cardiff, Swansea and Manchester Piccadilly, London via Cardiff.

Talbot Green shopping outlet is also a short drive away where you will find an array of popular shops, superstore & restaurants.



### Entrance

Entered via panelled and glazed door to a spacious reception. An open plan stair case leads to the first floor. Spacious under stairs cupboard. Doors provide access to all downstairs rooms.

### Lounge

25' 4" x 13' 7" ( 7.72m x 4.14m )

Large reception room which is featured around a feature gas fireplace. French doors provide access to the west facing conservatory with further doors from here opening to both the decked seating area and to the pool area with garden beyond.

### Kitchen Breakfast Room

18' 3" max x 16' 3" max ( 5.56m max x 4.95m max )

A light and modern kitchen with space for a dining table and chairs. The kitchen area is fitted with a range of wall and base units to provide ample storage and granite work surface space over, integrated appliances include single bowl sink unit, dishwasher, fridge, freezer, electric hob with overhead extractor hood and double oven.

### Utility Room

The utility room also includes store cupboard space with ample space and plumbing for washing machine with one low level cupboard concealing Ideal Mexico gas central heating boiler

### Study

11' 5" x 8' 10" ( 3.48m x 2.69m )

Currently arranged as a study, but would make a useful snug or even a play/hobby room.

### Cloakroom

Fitted with a modern two piece suite comprising vanity wash hand basin and close coupled WC.



## Dining Room

14' 4" max x 12' 10" max ( 4.37m max x 3.91m max )

Neighbouring the kitchen with window to rear garden giving views over the pool area.

## Gym

16' 3" x 14' 7" ( 4.95m x 4.45m )

Currently arranged as a Gym and accessed via the study this versatile reception room could also lend itself to use as a further sitting room or children TV room.

## First Floor Accommodation

To the first floor is a light-filled spacious landing area from which all bedrooms are accessed. The master bedroom is an especially generous room with fitted wardrobes, a separate dressing room and adjacent en-suite bath/shower room with Jacuzzi style corner bath. The second double bedroom also has fitted wardrobes and looks over the rear garden and also features a 3 piece en suite shower room . The third bedroom has fitted wardrobes and looks over the front forecourt garden. The two additional bedrooms are also doubles and along with bedroom three have use of the contemporary family bathroom.

## Bedroom One

18' x 14' 7" ( 5.49m x 4.45m )

## Bedroom Two

14' 3" x 13' 7" ( 4.34m x 4.14m )

## Bedroom Three

13' 7" x 10' 9" ( 4.14m x 3.28m )

## Bedroom Four

10' x 10' 1" ( 3.05m x 3.07m )

## Bedroom Five

11' 1" x 10' 2" ( 3.38m x 3.10m )



## Externally

To the front the property is entered via remote operated double electric gates onto a spacious open plan block paved driveway surrounded, to the main by low maintenance slate chipped beds interspersed with planted shrubs. The entrance porch leads into the ground floor hallway while a path runs past a sheltered side garden area and through a gate into the rear garden. To one corner of the front garden is the detached double garage (approx. max 5.8m x 5.8m) accessed via a remote control up and over door. Power connected. Eaves storage.

To the rear of the property is a well maintained, enclosed, west facing garden accessed from both the conservatory and the utility room. It comprises a large decked seating area leading on to a paved area surrounding the heated outdoor pool. From here steps lead to a lawned garden area with a seating space to the far corner.





# 13 Talbot Road, Talbot Green, Talbot Green, Mid Glamorgan, CF72 8AD

EPC Rating: D

Property Ref:TAL303346 - 0010



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