



## 2 Beds, Semi-Detached, Freehold, £191,000

### Trem Y Garth

3EA - Three Estate Agents of Talbot Green proudly present this two-bedroom semi-detached house nestled in a quiet cul-de-sac in Trem Y Garth, Llanharry.

### Features

- NO CHAIN
- KITCHEN/DINER
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL AMENITIES

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Conveniently situated, with easy access to both the A470 and J34 of the M4, connections to Cardiff and various major towns in South Wales. Additionally, the bustling shopping outlets in Talbot Green/Pontyclun are just a short drive away, making it an ideal choice for first-time buyers or those considering an investment property.

The ground floor features a welcoming lounge adorned with laminate flooring and a kitchen/diner with a door leading to the rear garden. Moving to the first floor, you'll find two double bedrooms, with the master bedroom boasting a fitted wardrobe. Both bedrooms are carpeted, and a well-appointed bathroom with a shower over the bath completes the upper level.

Convenience extends outside with off-road parking at the rear, complemented by side access to the well-maintained rear garden. The garden itself offers a patio area and a section of chippings

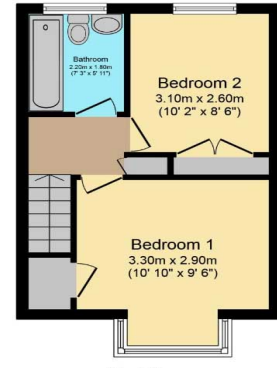
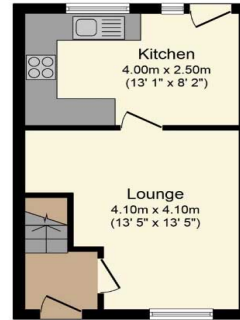
Early viewing is highly recommended to fully appreciate the potential of this property.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Total floor area 57.5 sq. m. (619 sq. ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com