



## 3 Beds, Detached, Freehold, £350,000

### Dan Y Graig Heights

Three Estate Agents are delighted to present this well presented three-bedroom detached property, complete with off-road parking and a garage, in the highly sought-after area of Dan Y Graig Heights, Talbot Green.

### Features

- NO CHAIN
- DETACHED
- OFF ROAD PARKING
- ENSUITE
- GARAGE
- CLOSE TO LOCAL AMENITIES

Three Estate Agents are delighted to present this well presented three-bedroom detached property, complete with off-road parking and a garage, in the highly sought-after area of Dan Y Graig Heights, Talbot Green.

The property features a welcoming entrance hallway with solid wooden flooring providing access to all rooms, including a convenient ground floor WC.

The lounge boasts solid wooden flooring and double doors that open into the dining area, which also features matching solid wooden flooring.

At the rear of the property, the kitchen is equipped with ceramic tile flooring and walls, ample storage units, and integrated appliances including an oven, hob, and extractor hood.

Upstairs, you will find three double bedrooms, all with cozy carpeting. The master bedroom benefits from built-in wardrobes and an en-suite shower room.

Completing this lovely home is the family bathroom, featuring ceramic tile walls and a shower over the bath.

Outside, the property offers off-road parking leading to a single garage, as well as front and south facing rear gardens laid to lawn with mature shrubs.

This ideal family home is located close to the centre of Talbot Green. If you are interested, please call today to arrange a viewing.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		