



## 4 Beds, End of Terrace, Freehold, £340,000

### Coed Mieri, Tyla Garw

3EA - Three Estate Agents Talbot Green are delighted to offer to market this very well presented, extended, four bedroom end terrace property with loft conversion in the popular location of Tyla Garw, Pontylcun.

### Features

- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- LARGE KITCHEN/DINER
- TWO EXTENSIONS
- LOFT CONVERSION
- VERY WELL PRESENTED

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The property briefly consists of an entrance hallway with laminate flooring, just off the hallway there is a ground floor WC.

The lounge also has laminate flooring and leads through to the side extension which has ceramic tiles to floor, bi-fold doors opening to the rear garden and sky lights giving this room ample natural light. Located off this room there is space currently being used for storage but could be utilised as a utility room.

Finally on the ground floor there is a spacious, open plan, modern kitchen/diner with oversized ceramic tiles to floor, ample units, breakfast bar and integrated; fridge freezer, oven, hob and extractor hood. The second extension is to the rear of this room and is currently utilised as a dining area.

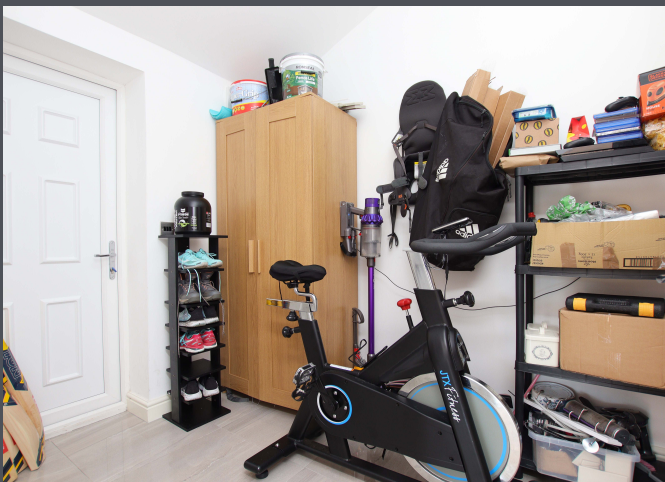
To the first floor there are three bedrooms all with carpet to floor. Two are doubles with built in wardrobes to one plus a single bedroom. The modern family bathroom is also located on this floor with ceramic tiles to floor, ceramic tiles to walls, shower over bath and a vanity unit.

The loft has been converted to a double master bedroom with carpet to floor, storage to eaves, velux style windows and an en-suite with ceramic tiles to floor and large walk in shower.

There is off road parking to the front of the property. The rear garden benefits from a patio area and the remainder is laid to artificial lawn.

This is a very well presented spacious family home located in a highly desirable location, if you









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		